



Gadsden Court | | Stoke Hammond | MK17 9EU

Asking Price £300,000

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This well-presented home offers a spacious sitting room, a refitted shaker-style kitchen, bright conservatory and a great size independently accessed home office. Upstairs you have two well-proportioned bedrooms and a modern family bathroom. Outside, the property benefits from a private driveway with parking for three cars, as well as a low-maintenance landscaped private rear garden with a patio.

- End-of-terrace home in a cul-de-sac location in the sought-after village of Stoke Hammond.
- Spacious living areas with a good size sitting room and large conservatory.
- Bright conservatory providing additional reception space/dining room, with plumbing for kitchen appliances.
- Two bedrooms, including a principal double bedroom.
- Private driveway with off-road parking for three cars, and gated side access to the garden.
- Refitted modern shaker-style kitchen with integrated oven, hob and extractor.
- Detached home office with power, lighting and heating. Perfect for working from home, business potential or storage.
- Modern family bathroom with shower over the bath.

### Welcome to Gadsden Court

Gadsden Court is a quiet cul-de-sac in the village of Stoke Hammond. The property occupies an end-of-terrace position and benefits from a private driveway providing off-road parking for three cars, with double gates giving access to the rear garden. The front garden is laid mainly to decorative shingle for ease of maintenance.

### Sitting Room

18'4" x 11'1" (5.6 x 3.38)

The living room is a well-proportioned reception space, presented in excellent decorative order. A front-facing window provides natural light, while the open staircase adds a sense of space. Contemporary wall panelling creates subtle focal points, and the room offers ample space for a range of seating and entertainment furniture. A door leads to the kitchen dining areas.

### Kitchen

11'1" x 9'2" (3.39 x 2.81)

The kitchen has been refitted with a range of contemporary shaker-style wall and base units providing good storage, complemented by wood-effect work surfaces and tiled splashbacks. Integrated appliances include an electric oven, induction hob and extractor hood, with space for additional appliances. A window above the sink and a glazed door to the conservatory provide natural light. There is also room for a small breakfast bar or workstation, making the kitchen both practical and versatile.





### Conservatory

11'8" x 9'11" (3.58 x 3.03)

The conservatory provides versatile additional reception space and enjoys views over the rear garden through a range of full-height windows and glazed doors. The room benefits from wood-effect flooring, fitted cupboards, with plumbing for a washing machine/tumble dryer, and direct access to the garden patio.

### Bedroom One

11'2" x 9'1" (3.41 x 2.79)

Bedroom one is a comfortable double bedroom overlooking the rear garden, with ample space for freestanding bedroom furniture. A window provides natural light and a pleasant outlook.

### Bedroom Two

11'2" x 7'6" (3.41 x 2.31)

Bedroom two is a double bedroom featuring a Velux roof window and additional low-level window, allowing plenty of natural light. A practical and well-presented room, it is ideal as a guest bedroom, child's room or home office if required.

### Bathroom

The bathroom has been refitted with a contemporary white suite comprising a panelled bath with shower over and glass screen, wash hand basin set within a vanity unit and WC. Finished with modern wall tiling and complementary flooring, the room also benefits from a frosted window providing natural light and ventilation.

### Home Office

11'5" x 7'2" (3.48 x 2.2)

The home office is a useful addition to the property, offering a separate workspace away from the main living accommodation. Benefiting from its own entrance from the garden it can be used independently if desired to run a business. The room is fitted with power, lighting and electric heating, with windows providing natural light.

### Garden

The private rear garden has been landscaped for ease of maintenance and arranged over several levels. A paved patio immediately outside the conservatory provides space for outdoor dining and entertaining, while gravel pathways lead through well-stocked raised beds. Enclosed by fencing and mature greenery, the garden enjoys a good degree of privacy and includes access to the detached home office.

### Local Area

You're in a superb spot right here, at the edge of the village of Stoke Hammond, where the countryside becomes truly endless. The village was first mentioned in the Domesday Book in 1086 as 'Stoche', to mean a place of worship. In more recent history, Stoke Hammond served as a secret wireless station for Bletchley Park. Just down the road is your new local, The Dolphin Pub, a pleasant four minute stroll. It's been recently refurbished to spectacular effect, and serves excellent traditional food. Keep going past the pub to the village green, the heart of the community. Here there is the village post office as well for your day to day essentials. For golfers, there are many excellent courses nearby such as Leighton Buzzard and The Three Locks other options include Woburn Golf Club which is currently the only club in the UK to have three courses all ranking in the top 100 in the UK. Meanwhile you're just a five minute drive from Leighton Buzzard, where you'll find regular trains to London Euston that take just over half an hour. Milton Keynes train station is also within a 15 minute drive providing access to the north and south. This puts your countryside haven within remarkably easy reach of the city, with a door to door commute that many Londoners would envy.

### Material Information

About the property:

Council Tax Band: C (Milton Keynes Council)

Construction Materials: Traditional

Utilities:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electricity Mains

Broadband: Cable

Broadband speed: 80Mbps

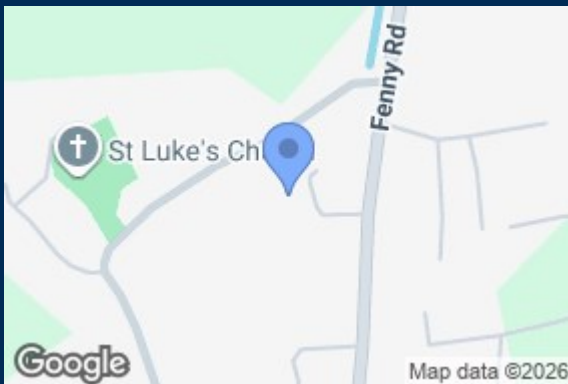
Mobile coverage: 4G

Parking:

Availability of parking: Private Driveway

Issues with potential impact:

Property accessibility adaptations: None known



Approximate Gross Internal Area  
 Ground Floor = 38.5 sq m / 414 sq ft  
 First Floor = 27.3 sq m / 294 sq ft  
 Home Office = 7.9 sq m / 85 sq ft  
 Total = 73.7 sq m / 793 sq ft  
 (Including Eaves)

= Reduced headroom below 1.5m / 5'0"



Illustration for identification purposes only,  
 measurements are approximate, not to scale.

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| Energy Efficiency Rating                                                                                                                                                              |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                |           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                               | Potential | Current                                                                                                                                                                                                                       | Potential |
|                                                                                                                                                                                       |           |                                                                                                                                                                                                                               |           |
| Very energy efficient - lower running costs<br>(92-100) A<br>(81-91) B<br>(69-80) C<br>(55-68) D<br>(39-54) E<br>(21-38) F<br>(1-20) G<br>Not energy efficient - higher running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92-100) A<br>(81-91) B<br>(69-80) C<br>(55-68) D<br>(39-54) E<br>(21-38) F<br>(1-20) G<br>Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales<br>EU Directive 2002/91/EC                                                                                                                                            |           | England & Wales<br>EU Directive 2002/91/EC                                                                                                                                                                                    |           |

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