



Aspley Guise, Milton Keynes

Guide Price: £1,325,000



acorus

ASPLEY GUISE, MILTON KEYNES, MK17

A well-presented Five-bedroom detached house with a large garden, double garage, rear patio, parking and paddock to front, located in a sought-after countryside location.

THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION (Please refer to this section in the details for further information).

FOR SALE BY PRIVATE TREATY
Freehold with vacant possession on completion

Guide Price: £1,325,000

REF: C393

These particulars give only a general outline and your attention is drawn to the important notice printed within them.





INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

SITUATION/LOCATION

The property is located in a rural location, in the village of Aspley Guise.

DESCRIPTION

A well-presented Five-bedroom house, with large garden, double garage, set in approximately 2.6 acres (STS).

ACCOMMODATION

The accommodation comprises;

Ground Floor

Front door leads to Hallway and Doors to Cloakroom, Kitchen, Dining Room, Living Room, Snug & Study with Stairs up to the Bedrooms;

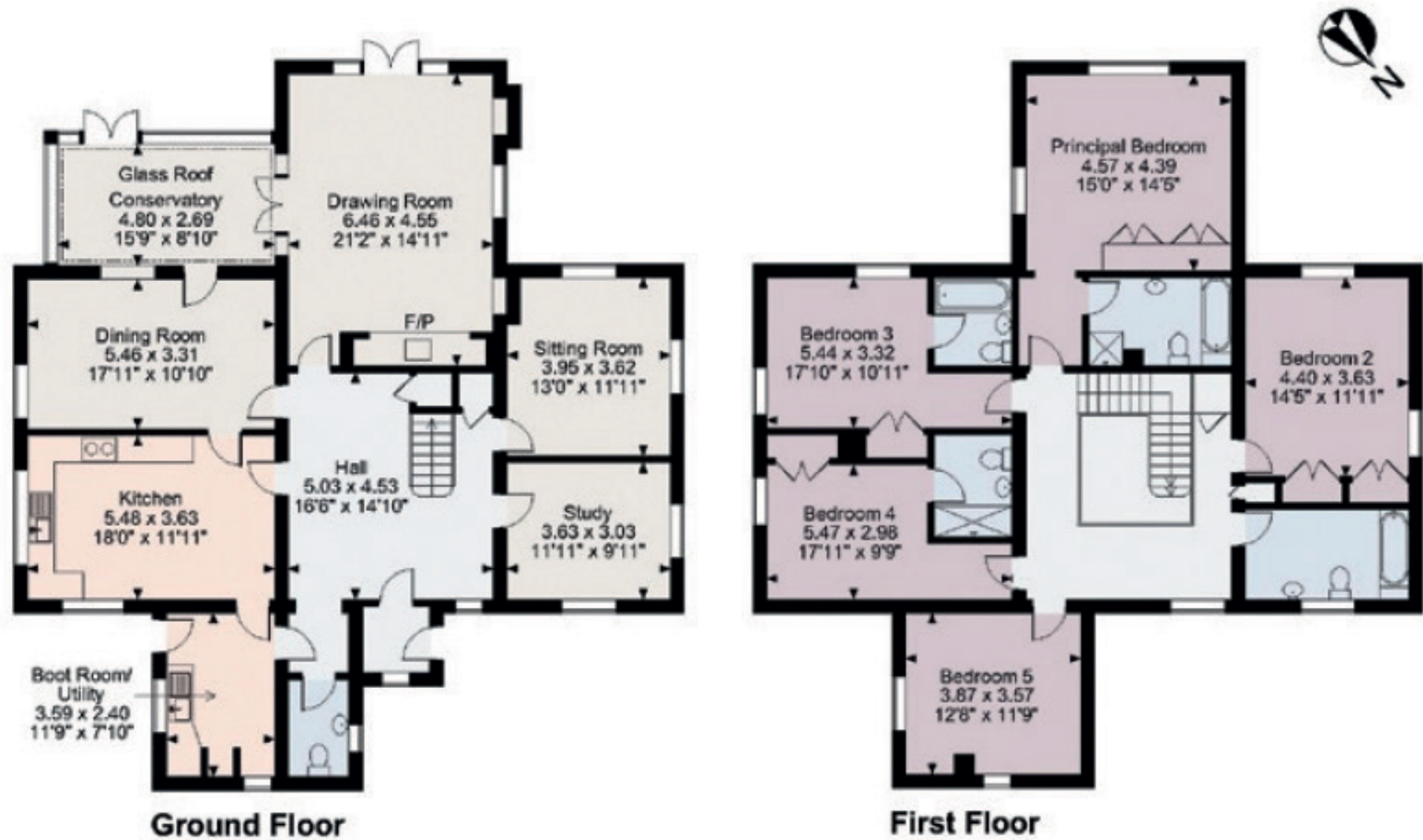
Kitchen/Diner

- Window to side & front
- Fitted units throughout
- Range of Worktops
- Tiled Floor

Utility room

- Rear door, with access to outside
- Built in units with sink

FLOOR PLANS



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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ACCOMMODATION

Ground Floor continued...

Sitting room

- Access to hall
- Window to side & rear

Dining Room

- Windows to side & Conservatory
- Access to Hall

Drawing Room

- Access to garden
- Windows to side
- Access to conservatory
- Log Burner

Study

- Windows to front and side

Conservatory

- French doors to Garden
- Double Glazed wooden units
- Brick Lower

First Floor

Bedroom one

- Double sized room
- Window to rear and side of property
- En-suite
- Built-in Wardrobe

Bedroom two

- Double sized room
- Window to rear and side of property
- Built-in Wardrobe

Bedroom three

- Double sized room
- Window to rear and side of property
- En-suite
- Built-in Wardrobe

Bedroom Four

- Double sized room
- Window to side of property
- En-suite
- Built-in Wardrobe

Bedroom Five

- Double sized room
- Window to rear and side of property
- Built in Wardrobe

Bathroom

- Bath with overhead shower
- W/C & Basin

OUTSIDE

The house is approached via a private driveway with large garden, to both the front and rear comprising lawn, with a paddock to front. Approximately 2.6 acres in total A double Garage building, with large rear garden including a covered patio.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

We are not aware of any easements, wayleaves or rights of way affecting the property.

AGRICULTURAL OCCUPANCY CONDITION

Planning permission for the property was granted in 1989 subject to a number of conditions, one of which was an Agricultural Occupancy Condition. Condition four states:-

‘The occupation of the dwelling shall be limited to a person wholly or mainly employed, or last employed, locally in agricultural as defined in section 290(1) of the Town and Country Planning Act 1971, or in forestry, or a dependant of such a person residing with him but including widow or widower of such a person’.

UPLIFT CLAUSE

The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the agricultural occupancy condition.

SERVICES (not tested)

The property is provided with mains water and electricity.

Drainage is to a septic tank.

Central heating is provided by a oil fired boiler.

ENERGY PERFORMANCE RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

LOCAL AUTHORITY

Central Bedfordshire District Council Council Tax Band G

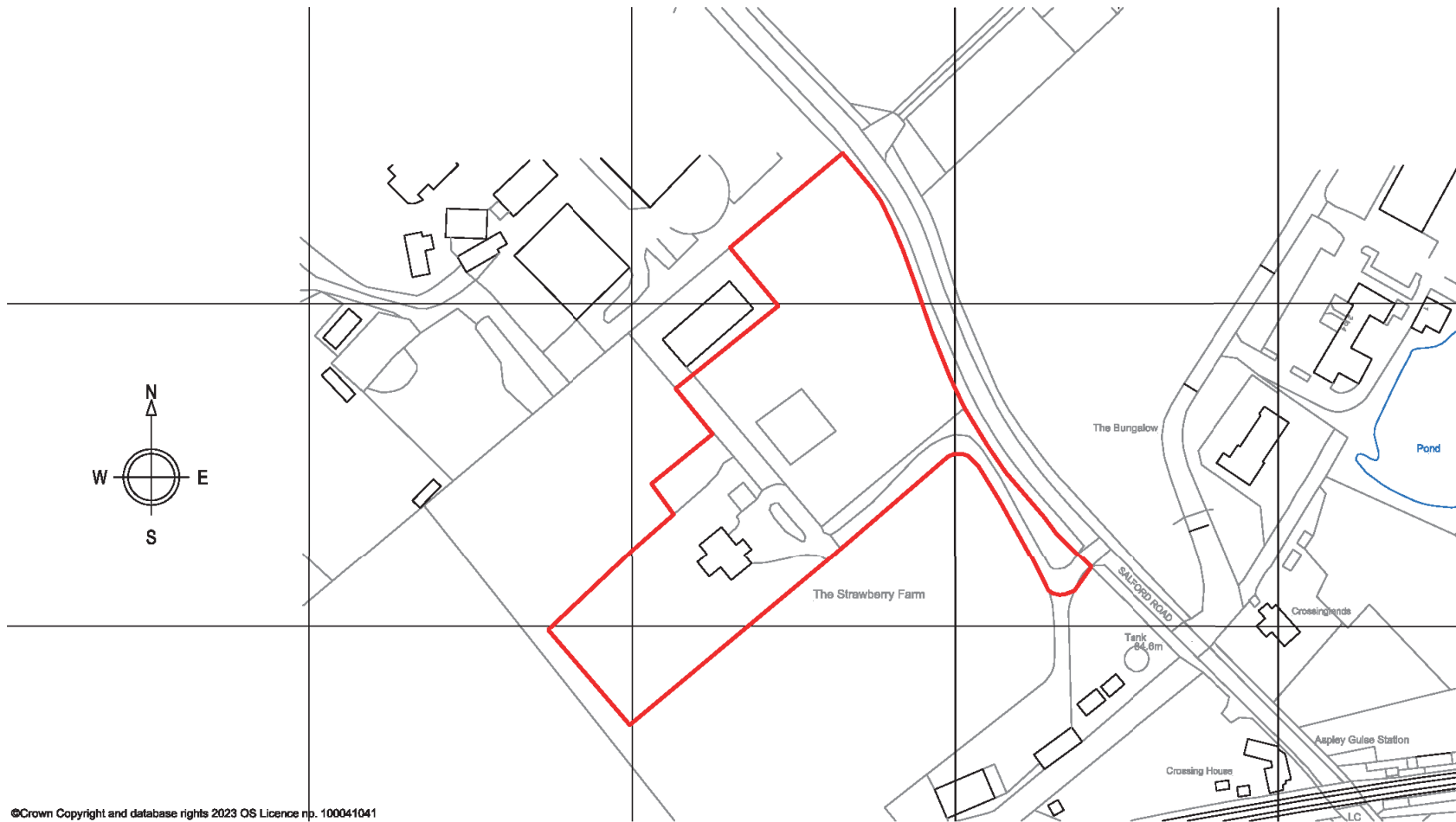
LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

Strictly by appointment with the selling agent
Acorus





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LOCATION PLAN



IMPORTANT NOTICE

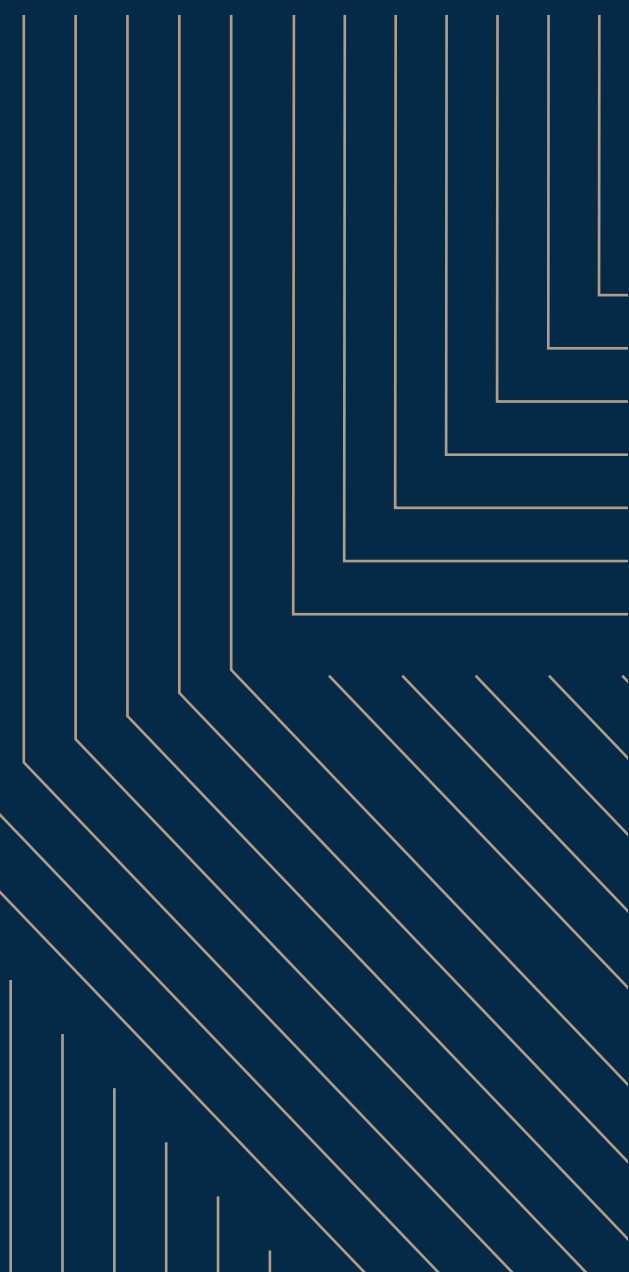
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1. These particulars are set out in general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer of contract. **2.** All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct. However, any intending purchasers/lessees should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each item. **3.** No person in the employ of Acorus Rural Property Services Ltd has any authority to neither make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of Acorus Rural Property Services Ltd, nor to any contract on behalf of the vendors/lessors. **4.** No responsibility is taken by Acorus Rural Property Services Ltd for any error, omission or misstatement in these particulars. **5.** No responsibility can be accepted for any costs or expenses incurred by intending purchasers/lessees in inspecting the property, making further enquiries or submitting offers for the property. **6.** All prices are quoted subject to contract and exclusive of VAT where relevant, except where otherwise stated. **7.** In the case of agricultural property, intending purchasers/lessees should make their own independent enquiries in terms of eligibility for any entitlement schemes associated with the land being sold or leased. **8.** The property is sold subject to and with the benefit of existing rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements, quasi easements, covenants and restrictive covenants whether referred to in these particulars or not. **9.** Acorus Rural Property Services Ltd is registered in England at Agriculture House, Stoneleigh Park, Kenilworth, England, CV8 2TZ. Registration number 04514547.

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