



BEASLEY
& PARTNERS

Ashford Crescent, Grange Farm, MK8 0LZ

Price: £1,600,000 Freehold



Exquisite Six-Bedroom Executive Home in Prime Milton Keynes Location





Welcome to this stunning six-bedroom, seven-bathroom executive detached residence, ideal for large families seeking luxurious and versatile living spaces. Situated in a highly sought-after residential area on the westerly side of Milton Keynes, this home boasts high-end fixtures and fittings throughout.

This magnificent property must be viewed to fully appreciate its size, quality, and layout. Here is a brief overview of what awaits you:

Ground Floor

- Reception Hall: Features a striking Brazilian mahogany staircase leading to a galleried first-floor landing.
- Shower Room: Designed with wheelchair accessibility.
- Lounge: Includes an electric cinema screen, HD projector system, surround sound, double doors to the sun room and rear garden, and bi-fold doors opening to the garden.
- Family Room: Equipped with a surround sound system, a special design Millennium 7ft slate bed pool table, and double doors to the sun room.
- Sun Room: Provides additional living space with double doors to the garden, fans, and LED lighting.
- Kitchen/Breakfast Room: Features granite flooring, work surfaces, and splashbacks, seating for at least 10, soft-close units and drawers, high-end Neff, Bosch, and Liebherr appliances, including a wine cooler, double fridge, single fridge, five-piece gas hob, large extractor, steam oven, microwave, double oven, dishwasher, double sink with spray head, single sink, kitchen hot tap, water softener, and a five-speaker ceiling surround system.
- Utility Room: Adjacent to the kitchen, with a range of units, single sink with detachable spray head, Miele washing machine and dryer, and access to the garage.

First Floor

- Galleried Landing: Stairs to the second floor and doors to four double bedrooms, all with en-suites, and the sunroom/gym.
- Primary Bedroom: Includes a large walk-in wardrobe and en-suite with a two-person jacuzzi bath.
- Sun Room/Gym: Currently used as a gym, featuring an infra-red sauna and surround sound system.

Second Floor

- Landing: Access to two further double bedrooms.
- Bedroom One: Includes a WC, shower/steam room, and a dressing/storage room.
- Bedroom Two: Currently used as an office, with access to an additional room suitable for a dressing room or bedroom, and an en-suite.

Double Garage

Garage: Features double electric doors, shelving, an internal vacuum storage unit, main fuse board, boiler, and underfloor heating manifolds.

Outdoor Space

Front: Electric gates open to a block-paved area providing parking for approximately five vehicles, two EV charger points, and slated beds. Gated access to the rear.

Rear: A beautifully maintained garden perfect for entertaining, with patio and decking, a hot tub, bespoke brick-built barbecue and fireplace, lawn and mature plant/shrub borders.



Additional features include:

- Plant lights front and back
- 1500 litre underground rainwater harvesting system with irrigation system to auto water the plants and lawn.
- Three outside water taps
- Six outdoor water tight electric sockets
- A 3m x 3m shed with electric connected
- Perimeter ground lights front and back
- Hardcore electric cabling around the perimeter of the property for any future plans

Other specifications include:

- Nu-Heat underfloor heating to the first and second floors, app controlled and fully customisable per room.
- Zones on the second floor has Nest radiator heating to all rooms.
- Four Bedrooms with full ceiling surround systems
- Three hot water storage tanks
- All bathrooms with chrome radiators
- Porcelanosa Tiles in All Wet Rooms
- Six Air-Conditioned Rooms
- Internal vacuum system throughout the property
- Shutters to all windows except downstairs sun room and all second-floor rooms
- Ubiquiti WiFi mesh system with four additional hard wired access points (providing fast fibre throughout the property)
- Spare cat 5 points to all rooms
- Varied Flooring: Granite, porcelain, ceramic tiles, hardwood, and luxury carpets in bedrooms.
- Eight Camera CCTV hard wired system
- Alarm system connected to central station with back up battery system

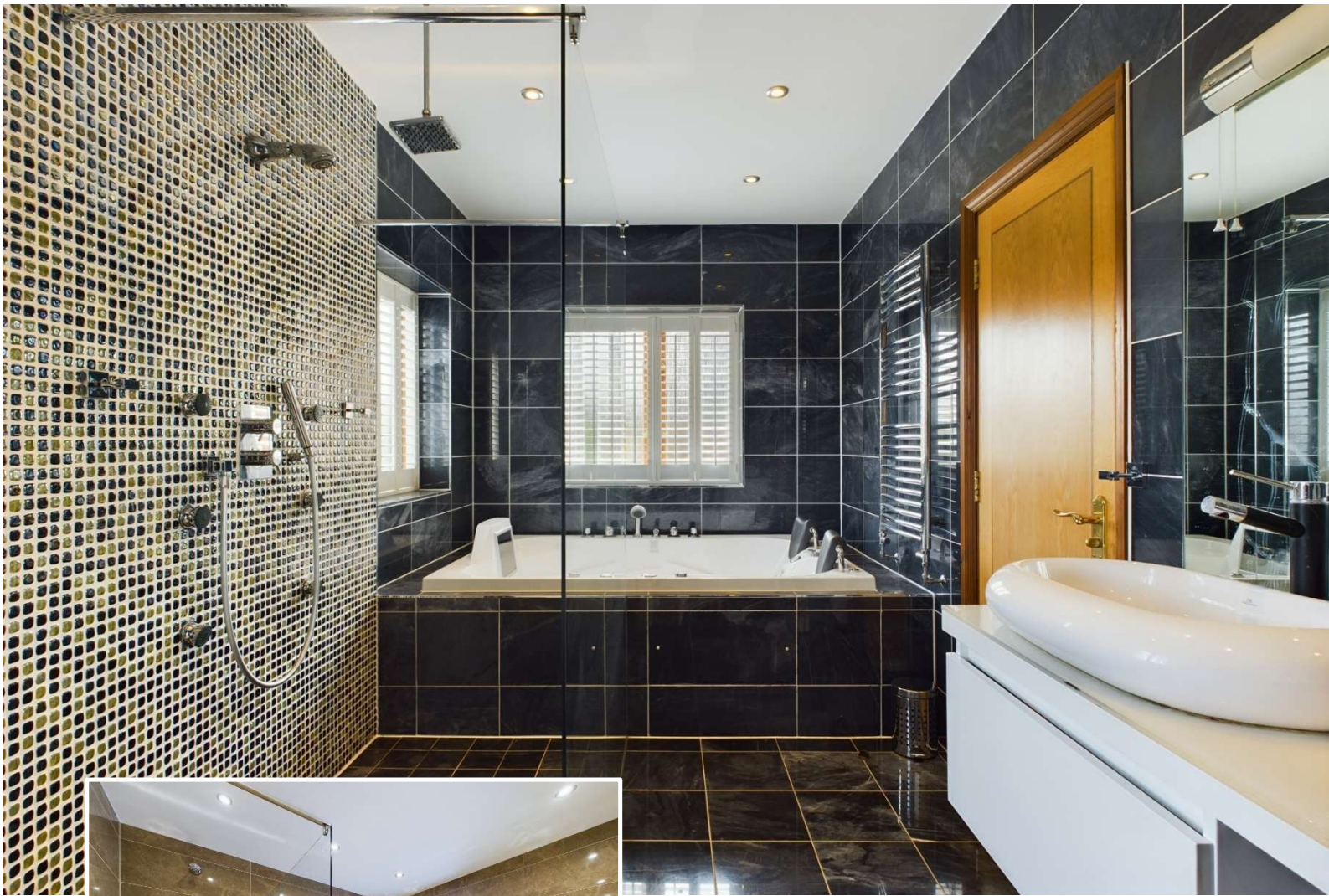
Local amenities are within walking distance, with a nearby play park for younger families and Shenley Wood for outdoor enthusiasts. The area boasts excellent nurseries and primary schools, with the highly regarded Hazeley Academy in the senior school catchment area. Commuters will appreciate the easy access to Buckingham, Aylesbury, Central Milton Keynes, and the Central Milton Keynes train station.

This exquisite home offers unparalleled luxury and convenience, making it the perfect choice for discerning buyers. Schedule a viewing today to experience all that this remarkable property has to offer.













Approximate total area⁽¹⁾
4559.82 ft²
423.62 m²

Reduced headroom
3695.04 ft²
31.89 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

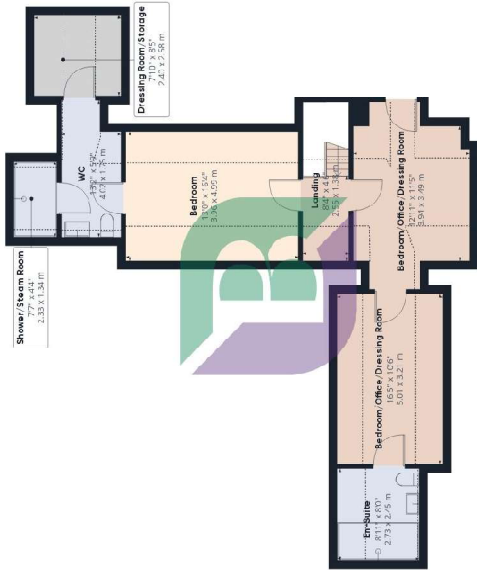
GIRAFE360



Floor 1



Ground Floor



Floor 2



Waiting on EPC



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Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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