

Manor View, Cross End, Wavendon, Buckinghamshire, MK17 8XR  
Price £800,000 Freehold



A simply stunning four double bedroom family home offering approx. 2,000 sq ft of beautifully presented accommodation across three floors. Featuring a luxury open-plan kitchen/family room, en-suite to principal bedroom, driveway parking, landscaped garden and sought-after location.



# Cross End

Wavendon, MK17 8XR



Situated within a secluded position in the highly desirable Cross End in the village of Wavendon, this exceptional four double bedroom semi-detached family home offers approximately 2,000 sq ft of beautifully appointed accommodation arranged over three floors. Finished to an outstanding specification throughout, the property combines contemporary family living with high-quality fixtures and fittings, making it an ideal home for growing families and professional couples alike.



Upon entering, you are welcomed by a spacious entrance hall which immediately sets the tone for the quality and space on offer. To the front of the property is an elegant living room, providing a cosy retreat away from the main entertaining areas. A cloakroom/WC serves the ground floor.

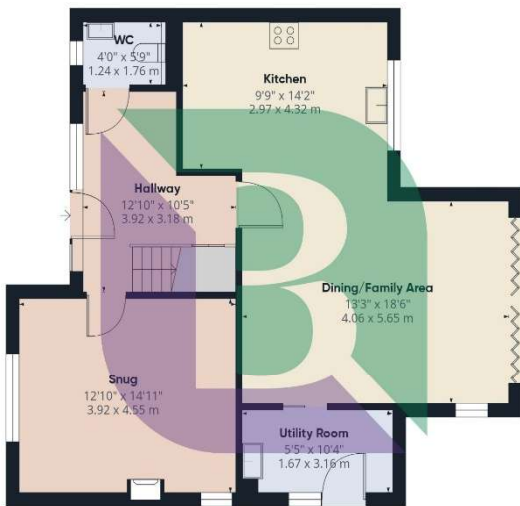
The true heart of the home lies to the rear where a stunning open-plan kitchen, dining and family room creates a superb space for everyday living and entertaining. The kitchen is fitted with an extensive range of wall and base units complemented by quartz work surfaces and a central breakfast island. High-quality integrated Bosch appliances include a double oven with microwave, hob with extractor hood and dishwasher. Bi-fold doors open onto the rear garden, flooding the space with natural light and seamlessly connecting indoor and outdoor living. A separate utility room provides additional storage along with space and plumbing for both a washing machine and tumble dryer.

The first floor offers three generous double bedrooms. The impressive principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room. A luxurious four-piece family bathroom serves the remaining bedrooms on this floor, whilst a dedicated home office provides an ideal workspace for those working remotely.

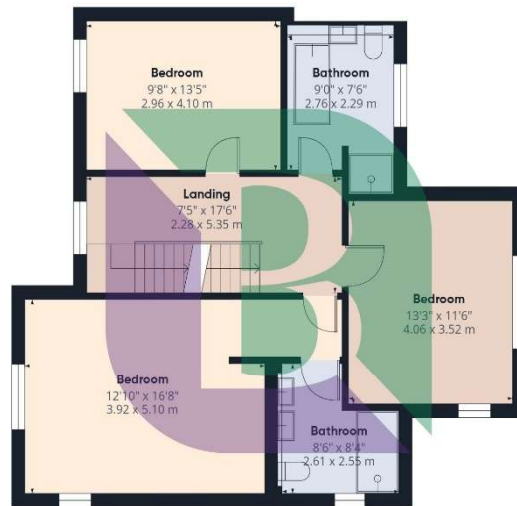
Occupying the entire second floor is a substantial guest suite featuring a large double bedroom with fitted wardrobes and a contemporary shower room, creating a versatile space suitable for older children, guests or multi-generational living.

Externally, the property enjoys an attractive setting with woodland opposite and a gravelled driveway providing off-road parking for several vehicles. The rear garden has been beautifully maintained and is predominantly laid to lawn, bordered by mature trees and shrubs, whilst a generous porcelain tiled patio area offers the perfect setting for outdoor dining and entertaining.

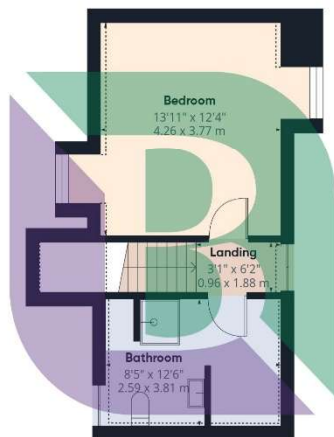
Further benefits include underfloor heating to the ground floor, Italian porcelain tiled flooring, quartz worktops, integrated Bosch appliances, brushed steel fittings, dimmable downlighting throughout, a fully alarmed security system and high-quality finishes throughout.



Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

1868 ft<sup>2</sup>

173.6 m<sup>2</sup>

**Reduced headroom**

17 ft<sup>2</sup>

1.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



6 High Street  
Woburn Sands  
Buckinghamshire  
MK17 8RL

### 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.

