



Cherry Leas | | Great Horwood | MK17 0FU

Asking Price £375,000



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We are delighted to present this beautifully presented three year old two bedroom home with seven years new home guarantee remaining. This beautifully presented home combines modern living with countryside views over the surrounding area offering lots of great walking destinations. With excellent kerb appeal from the outside, the accommodation includes entrance hall, high spec kitchen, spacious living room, two double bedrooms, WC, en-suite and the family bathroom. Offering two parking spaces and a sunny great size garden. Located in Great Horwood, the property enjoys a rural feel with easy access to Buckingham, Milton Keynes, and the soon-to-open Winslow train station.

- An attractive rarely available three year old two bedroom home, seven years new home guarantee remaining.
- Modern high specification kitchen with integrated appliances.
- Private rear garden with patio, lawn, shed & rear access.
- High specification en-suite and modern family bathroom.
- Two private parking spaces and further visitor parking available.
- Spacious sitting/dining room with French doors to opening into the garden.
- Two double bedrooms, principal suite with en-suite.
- Underfloor heating to the downstairs of the property.

### Welcome to Cherry Leas

The property boasts a charming frontage with a welcoming black front door with feature canopy over. Set behind a neat hedge row, the home enjoys a pleasant outlook and excellent kerb appeal, perfectly in keeping with the character of this sought-after development. To the rear, there are two private off-road parking spaces, with additional guest parking available throughout the development. Surrounded by open countryside and rolling fields, the property offers an idyllic setting with a wonderful balance of modern living and rural views.

### Entrance Hall

The entrance hall features a modern finish with light décor and wood-effect flooring. From here, there is access to both the front-facing kitchen/breakfast room and the spacious living room, making it a practical and well-connected layout. A useful understairs storage cupboard provides space for everyday essentials.

### Kitchen

9'8" x 9'1" (2.95 x 2.79)

The stylish kitchen is beautifully presented with a modern range of shaker-style units complemented by sleek worktops and integrated appliances, including an oven with hob and extractor. The room offers ample storage and workspace, along with space for further appliances. A large front-facing window floods the room with natural light, creating a bright space.







### Sitting Room

16'9" x 11'3" (5.13 x 3.45)

The generous sitting room is a bright and versatile space, perfect for both everyday living and entertaining. A window, along with French doors opening directly onto the garden, flood the room with natural light and create a seamless indoor-outdoor flow. There is ample space to accommodate both comfortable seating and a family dining table, making it ideal for relaxing evenings or hosting guests. A handy storage cupboard is also tucked neatly away. Finished in neutral tones with modern flooring, this room offers a stylish yet practical heart to the home.

### Downstairs Cloakroom

The entrance hall also benefits from a conveniently located downstairs WC.

### Garden

The rear garden is a fantastic part of this home, offering a private and secure outdoor space ideal for both relaxation and entertaining. A neatly laid patio runs along the back of the property, providing the perfect spot for outdoor dining or seating, while the lawned area is low-maintenance yet spacious enough for children to play or for keen gardeners to add their own touches. The garden also benefits from a shed, planted borders, and a rear gate that opens directly onto the off-road parking area, adding real convenience. With its open aspect and countryside views beyond, this is a well-positioned garden that makes the most of its tranquil setting.

### Landing

The first-floor landing provides access to both double bedrooms and the family bathroom.

### Bedroom One

13'3" x 11'6" (4.06 x 3.53)

Bedroom one is a spacious and beautifully presented double room, filled with natural light from its front-facing window. The room offers ample space for freestanding furniture with wardrobes and/or chests of drawers and a dressing table. There is a useful storage cupboard over the stairs as well.

### Ensuite

The modern ensuite shower room is finished with contemporary tiling and a sleek white suite including a walk-in shower, wash hand basin and WC. This private ensuite adds convenience and luxury to the principal bedroom.

### Bedroom Two

13'5" x 9'3" (4.09 x 2.84)

Bedroom two is a further double room, tastefully decorated in soft neutral tones and filled with natural light from the rear-facing window, which enjoys pleasant views over the garden and towards open countryside beyond. The room offers plenty of space for a double bed along with additional furniture, making it a versatile space ideal as a guest bedroom or home office.

### Family Bathroom

The family bathroom is fitted with a modern three-piece suite comprising a paneled bath with shower over and glass screen, a low-level WC, and a wash hand basin set upon a vanity unit. Finished with neutral tiling, a chrome heated towel rail, and a rear-facing window.

### Your Local Area

Great Horwood is a picturesque Buckinghamshire village ideally located between Buckingham and Milton Keynes, offering a perfect balance of rural charm and modern convenience. Well connected by road via the A421, the village also benefits from easy access to nearby rail links, with Winslow station set to open in 2025 as part of the East West Rail project, providing direct services to Oxford, Milton Keynes, and Bedford. The village is home to the well-regarded Great Horwood Church of England Combined School, with secondary schools easily accessible in surrounding towns. Residents enjoy a strong sense of community, with a traditional village pub, The Swan Inn, at its heart, while everyday amenities, shops, and supermarkets are available in Winslow and Buckingham just a short drive away. Surrounded by stunning countryside and steeped in history, Great Horwood offers a quintessential village lifestyle with excellent transport connections for commuters.

### Service Charge

There is a management company for all of the houses on the development and is run by the residents for the residents. There is a monthly estate charge of £20.





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

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