



31 Fairmeadow, Winslow MK18 3JB

Guide Price £465,000

**Hatfield
Shaw & Co**
INDEPENDENT ESTATE AGENTS

Situated at the end of a quiet cul-de-sac, overlooking parkland on Fairmeadow, this beautifully presented detached home has been recently renovated by the current owners to a high standard. The property offers an excellent balance of space, privacy and convenience, all within easy reach of Winslow town centre, and benefits from an impressive private rear garden.

To the front, the light and airy sitting room features attractive wood flooring and a chimney, offering potential for an open fire or log burner if desired. To the rear, the dining room enjoys a lovely outlook over the garden via French doors and connects seamlessly to the newly fitted kitchen/breakfast room, creating a sociable and practical layout ideal for both everyday living and entertaining. The kitchen is fitted with a range of light grey wall and base units with contrasting work surfaces, complemented by a breakfast bar. Rear-facing windows provide a pleasant outlook over the garden. A door leads through to the utility room, which offers additional storage, space for appliances, and access to the front, rear garden, garage, and a downstairs cloakroom.

Upstairs, the property continues to impress with two generous double bedrooms, both featuring wood flooring. The principal bedroom is particularly spacious and benefits from access to a large eaves storage area, while the second bedroom overlooks the rear garden. The shower room has been fitted with a modern glass-enclosed shower with rainfall head and body jets, along with a contemporary white suite, heated towel rail, and natural light from a rear-facing window.

Outside, the property enjoys a well-maintained frontage with lawn and established flower borders. A private driveway provides off-road parking for three vehicles and leads to the garage, which benefits from light, power, and an electric door.

The rear garden is a real highlight, being mainly laid to lawn and offering a good degree of privacy. A full-width patio leads onto the lawn, with a pathway guiding you to a further seating area at the rear — ideal for enjoying the sun throughout the day. Well-stocked borders add colour and interest.

Freehold. EPC band C. Council tax band D. Mains electricity, gas, water, and drainage. Gas to radiator central heating. Driveway parking for three vehicles. Standard construction. Ultrafast broadband (1,000Mbps) available. "Good mobile phone coverage" (O2). No restrictions. Very low risk of flooding.





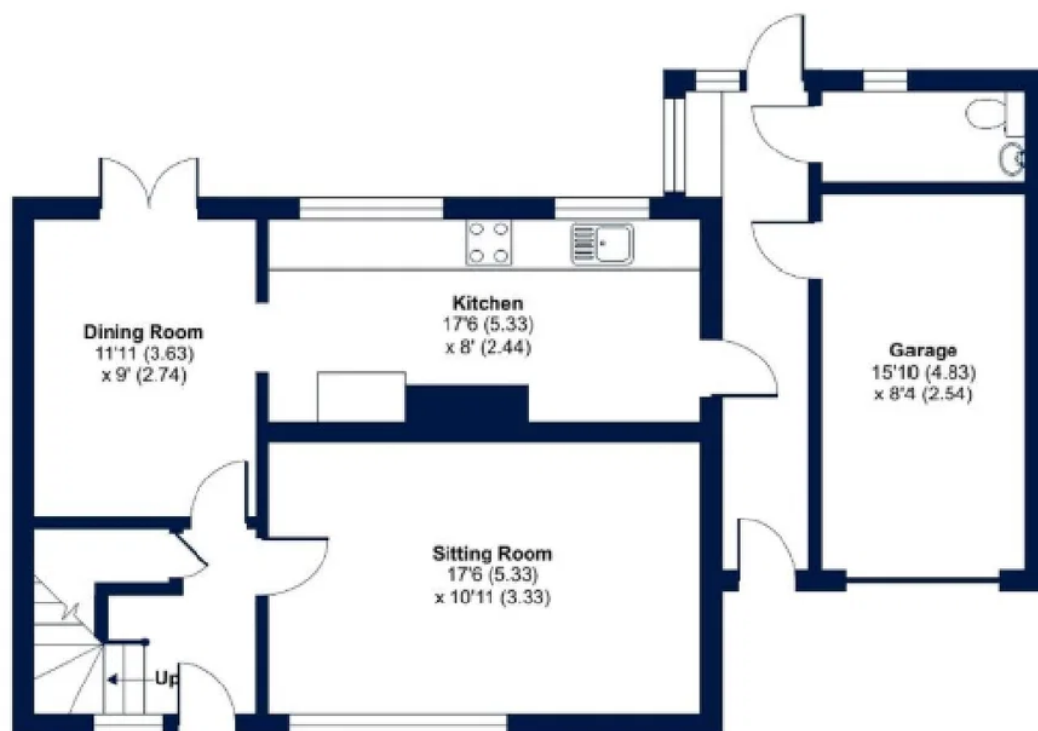
Approximate Area = 1141 sq ft / 106 sq m

Garage = 123 sq ft / 11.4 sq m

Total = 1264 sq ft / 117.4 sq m

For identification only - Not to scale

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01280 460360

sales@hatfieldshaw.co.uk

www.hatfieldshaw.co.uk

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