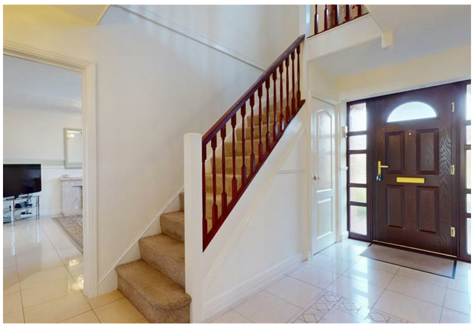
Cauldwell

PROPERTY SERVICES



8 Wincanton Hill., Milton Keynes, MK3 5LJ

£599,995

Situated in the sought-after Racecourse Estate of Bletchley, this impressive four double-bedroom detached self-build with a STUDY AND A DOUBLE GARAGE, offers a blend of space, style, and versatility.

Upon entering, you are welcomed by a generous and light-filled entrance hall, setting the tone for the spacious accommodation throughout. The ground floor boasts a study—perfect for home working—a beautifully refitted kitchen/breakfast room, a separate dining room ideal for entertaining, and a stunning open living room featuring bay window that flood the space with natural light. A utility and downstairs cloakroom complete the downstairs.

The first-floor galleried landing leads to four well-proportioned double bedrooms. The principal bedroom benefits from an ensuite, while the remaining bedrooms share a refitted family bathroom, providing ample space for a growing family or visiting guests.

Externally, the property enjoys a detached double garage with a double driveway offering ample off-road parking. The substantial rear garden provides a private and tranquil outdoor space, perfect for relaxing or family activities.

ENTRANCE HALL
Stairs to first floor. Radiator. Understairs storage cupboard. Tiled flooring. Door to downstairs rooms.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Tiled flooring. Radiator.

LIVING ROOM 14'3" x 14'5" (4.35 x 4.40)
Double glazed bay window to front. Double panelled radiator. Feature fireplace and surround. Double internal doors to dining room. Tiled flooring.

STUDY 7'8" x 8'11" (2.36 x 2.74)
Double glazed window to front. Radiator.

KITCHEN 10'6" x 13'6" (3.21 x 4.12)
Fitted with a range of soft close wall and base units with Quartz worksurface incorporating one and half bowl sink drainer and mixer tap. Built in double oven, four ring hob and extactor hood. Plumbing for dishwasher and space for fridge freezer. Door to utility room. Radiator. Two double glazed windows to rear. Splash back tiling.

DINING ROOM 10'7" x 9'8" (3.23 x 2.95)
Sliding double glazed door to rear. Tiled flooring. Radiator. Door to kitchen.

UTILITY ROOM 7'8" x 8'9" (2.34 x 2.69)
Fitted with base units. Roll top worksurfaces. Sink drainer. Plumbing for washing machine. Tiled flooring. Double glazed door to rear garden. Double glazed window to rear. Wall mounted boiler.

FIRST FLOOR GALLERIED LANDING
Doors to all rooms. Double glazed window to front. Radiator. Access to loft. Built in cupboard. Airing cupboard housing water tank.

BEDROOM ONE 14'0" x 10'7" (4.28 x 3.23)
Four door built in cupboard. Two double glazed windows to rear. Radiator. Door to ensuite.

ENSUITE
Re-fitted suite comprising double tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Part tiled walls. Tiled flooring. Heated towel rail. Frosted double glazed window to side.

BEDROOM TWO 10'6" x 13'5" (3.21 x 4.11)
Double glazed window to rear. Radiator. Four door fitted wardrobe.

BEDROOM THREE 12'9" x 7'2" (3.89 x 2.20)
Double glazed window to front. Radiator.

BEDROOM FOUR 9'8" x 7'2" (2.96 x 2.20)
Double glazed window to front. Radiator.

BATHROOM
Re-fitted three piece suite comprising 'P' shaped shower bath with shower over, low level wc and wash hand basin and soft close drawer surround. Tiled flooring. Part tiled walls. Frosted double glazed window to front. Heated towel rail.

REAR GARDEN
An enclosed and secluded rear garden, laid mainly to lawn with patio area and wooden fence surround and hedgerow borders. Service door to garage. Gated access. Outside tap.

DETACHED DOUBLE GARAGE
Double up and over doors. Power and light.

FRONT GARDEN
Hedgerow surround.

Floor Plan

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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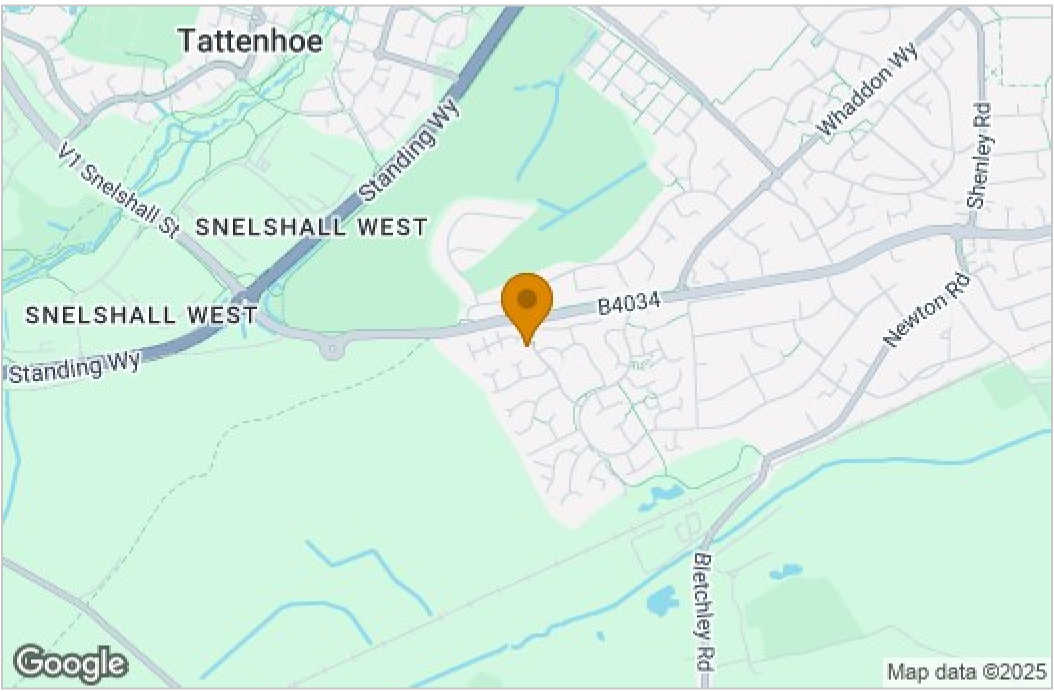
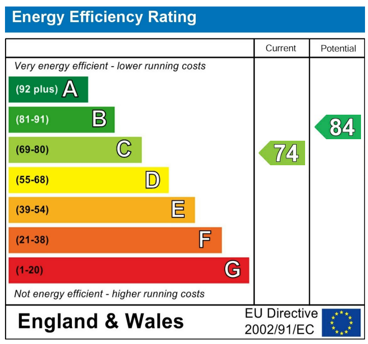
Area Map



Energy Efficiency Graph



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