



# Cauldwell

PROPERTY SERVICES



## 4 Blakeney Court, Milton Keynes, MK4 3AD Offers Over £650,000

Cauldwell Property Services are proud to present this exceptional five/ six bedroom detached family home, situated in a cul-de-sac location, in highly sought-after Tattenhoe, enjoying picturesque views over Linear Park.

This immaculately presented residence has been substantially enhanced by a two-storey wraparound extension, offering generous and versatile living space throughout.

The thoughtfully designed accommodation comprises a welcoming entrance hall, a spacious living room, a separate dining room, and a study—ideal for home working. At the heart of the home is the extended kitchen/family room, perfect for modern family life and entertaining.

Upstairs offers five well-proportioned bedrooms, including a luxurious principal suite, with a total of four bathrooms/ensuites to accommodate larger families or guests in comfort.

Externally, the home boasts both front and rear gardens, with the front garden enjoying a tranquil outlook across Linear Park, providing a sense of peace and seclusion.

A rare opportunity to acquire a high-specification family home in one of Milton Keynes' most desirable locations. Viewing is highly recommended to fully appreciate the space, finish, and setting on offer.

## **ENTRANCE HALL**

Entrance door with storm porch over. Stairs to first floor. Door to living room and cloakroom. Door to cupboard. Double glazed window to side. Frosted double glazed window to front; Double panelled radiator. Door to kitchen.

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Radiator. Tiled flooring Frosted double glazed window to front.

## **DINING ROOM 10'10" x 9'11" (3.31 x 3.04)**

Double internal doors to living room. Sliding double glazed doors to conservatory. Radiator. Tiled flooring.

## **KITCHEN/FAMILY/DINING ROOM 11'1" to 12'6" x 23'0" to extension (3.39 to 3.82 x 7.03 to extension)**

Re-fitted with a range of wall and base units with granite worksurfaces incorporating one and half bowl sink drainer unit. Space for Range cooker and extractor hood. Space for American style fridge freezer. Built in dishwasher. Tiled flooring Central island unit. Breakfast bar. Door to utility room and lean to.

## **UTILITY ROOM 12'7" x 9'8" (3.86 x 2.97)**

Fitted with wall and base units with roll top worksurfaces incorporating a sink with mixer tap. Plumbing for washing machine. Space for tumble dryer and fridge freezer. Splash back tiling. Double glazed window to rear and door to rear. Door to dressing room/study.

## **STUDY/BEDROOM SIX 11'10" x 7'4" (3.61 x 2.25)**

Tiled flooring Skimmed ceiling. Inset lighting. Door to shower room.

## **SHOWER ROOM**

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Frosted double glazed window to front. Tiled flooring. Skimmed ceiling with inset lighting. Extractor. Radiator.

## **FIRST FLOOR LANDING**

Doors to rooms. Access to loft. Skimmed ceiling. Airing cupboard housing water tank.

## **BEDROOM ONE 20'9" x 12'6" (6.35 x 3.83)**

Double glazed French doors and double glazed windows to front leading to Juliette balcony. Double glazed sky light. Door to dressing room and ensuite.

## **ENSUITE**

Four piece suite comprising shower cubicle with wall mounted shower, low level wc, two wash basins with cupboards surround. Heated towel rail. Tiled flooring Frosted double glazed window to rear. Skimmed ceiling Extractor.

## **DRESSING ROOM 7'10" x 4'10" (2.39 x 1.49)**

Double glazed window to rear Radiator.

## **BEDROOM TWO 12'5" x 10'4" (3.79 x 3.17)**

Double glazed window to rear. Radiator. Skimmed ceiling. Door to ensuite.

## **ENSUITE**

Three piece suite comprising tiled shower cubicle with double wall mounted shower, low level wc and wash hand basin. Part tiled walls. Tiled flooring . Extractor. Heated towel rail

## **BEDROOM THREE 10'9" x 12'4" (3.29 x 3.78)**

Formerly the master bedroom  
Six door fitted wardrobe. Double glazed window to front. Radiator. Door to Jack and Jill ensuite.

## **JACK AND JILL ENSUITE**

Four piece suite comprising bath with shower attachment, low level wc, wash hand basin and tiled shower cubicle. Tiled walls and floor. Frosted double glazed windows to side. Skimmed ceiling Inset lighting Extractor.

## **BEDROOM FOUR 8'11" x 11'5" (2.73 x 3.48)**

Double glazed window to front. Radiator.

## **BEDROOM FIVE 10'9" x 6'3" (3.30 x 1.92)**

Double glazed window to rear. Radiator. Built in cupboard.

## **BATHROOM**

### **REAR GARDEN**

Enclosed and laid to lawn with block paved patio areas. Brick and wooden fence surround. Gated side access. Outside power and light and tap.

### **FRONT GARDEN**

A substantial block paved driveway with parking for several vehicles. Electric charger point. Outside light.

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. **MORTGAGE & FINANCIAL** - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their

accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

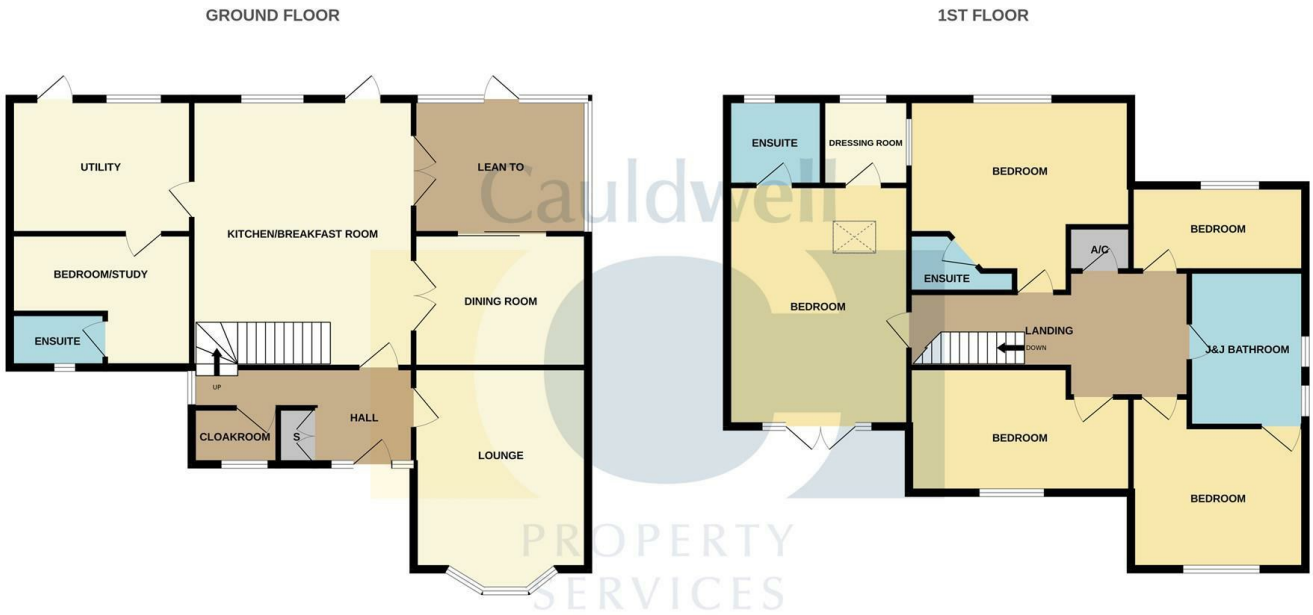
MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

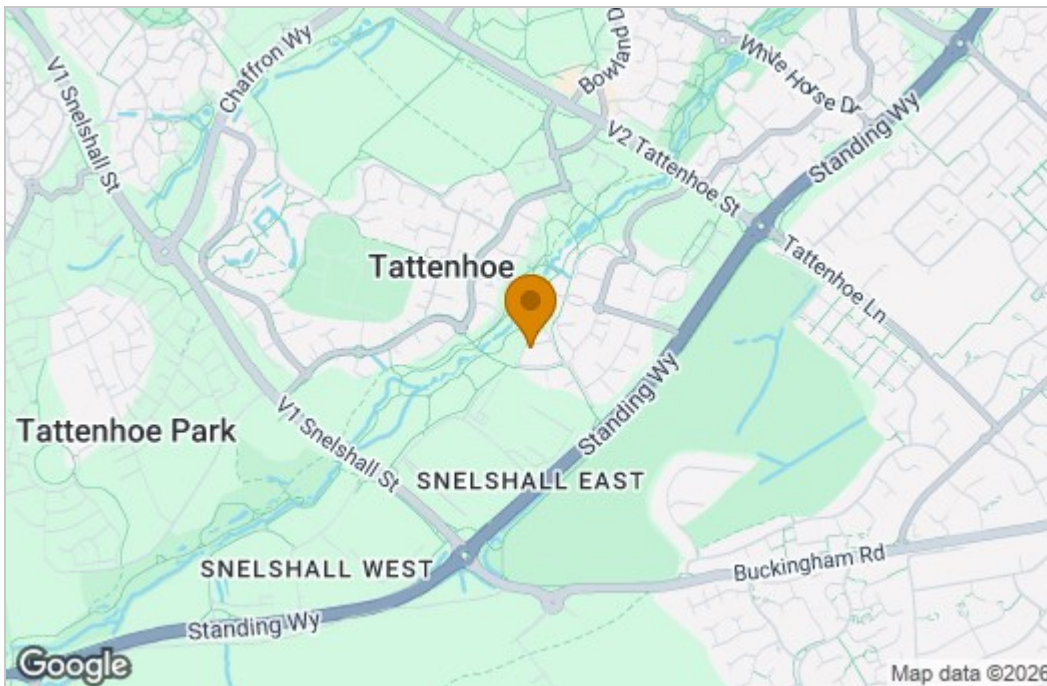
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

# 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.  
 Made with Metropix ©2025

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.