



Park Gardens, Bletchley, Milton Keynes, MK3 6HT

Dauphin House
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Offers In Excess Of £900,000

Dauphin House is an exceptional seven bedroom Victorian detached residence situated down an exclusive road which serves just eight other properties. Offering approximately 3,000 square feet of living space, this stunning family home has a wealth of both character and charm and was built in 1886.

This stunning property is available for sale for the first time in over 35 years, and was extended around twenty years ago by the current owners. The accommodation is set over three floors and comprises an entrance porch, entrance hall, ground floor shower room, lounge, dining room, family room, kitchen/breakfast room, utility room and garden room on the ground floor. The first floor has five bedrooms, one with an en-suite shower room, and the family bathroom. There are two further double bedrooms located on the top floor served by a cloakroom. To the exterior the front garden is gated, and has a horseshoe driveway, with both an entrance, and exit and offering extensive block paved parking. The double garage has an attached workshop. The rear garden is enclosed and has a brick-built outbuilding. This property has to be viewed to be appreciated.

- STUNNING PERIOD PROPERTY
- SEVEN BEDROOMS
- FOUR RECEPTION ROOMS
- THREE BATH/SHOWER ROOMS
- KITCHEN/BREAKFAST
- UTILITY ROOM
- DOUBLE GARAGE & WORKSHOP
- GAS TO RADIATOR CENTRAL HEATING
- HORSESHOE DRIVEWAY





Accommodation

The property is entered via a UPVC front door into the entrance porch. A further door leads into the entrance hall. Staircase rising to the first floor landing. Access is given into the inner hallway which leads into the kitchen/breakfast room. The bay-fronted lounge is located to the front of the property with a fireplace. On the opposite side of the entrance hall you will find a bay-fronted dining room which also looks out to the front of the property.

The kitchen/breakfast room is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Breakfast bar seating area. Space for electric/gas Range cooker with an extractor hood over. Integrated dishwasher. Window to the rear aspect. Door to the utility room and a door to the side leads into the rear lobby which houses the gas central heating boiler and a further door gives access to the driveway.

The utility room has a window to the rear aspect and a glazed door which leads to the rear garden. Fitted in a range of units to wall and base levels with worksurface over and an inset sink/drain. Integrated freezer. Integrated washing machine.

The shower room is located off the inner hallway and has a suite comprising low level w.c., wash hand basin and a shower cubicle.

The family room is of a generous size and has a bay window to the front aspect. Double doors lead into the garden room.

The garden room has tiled flooring, windows to the rear aspect and double French doors to the rear garden.

First Floor Landing

Two windows to the rear aspect. On this level there are four double bedrooms, one with an en-suite shower room, a further bedroom/study and a family bathroom.

Bedroom one has a range of fitted wardrobes, bay window to the front aspect. Bedroom two has fitted double wardrobes and window to the front aspect.

Bedroom three is of double size and bay-fronted and has access to the en-suite comprising low level w.c., wash hand basin and shower cubicle. Fully tiled. Obscure glazed window to the side aspect. Bedroom four has a fitted wardrobe and a window to the rear aspect. Bedroom seven/study has a double glazed window to the rear aspect.

The family bathroom has a suite comprising low level w.c., wash hand basin and a panel bath with a shower over. Obscure glazed window to the rear aspect.

Second Floor Landing

A spacious landing. Airing cupboard housing the hot water tank. Eaves storage. Access to bedrooms five and six, which are of double size with Dorma windows to the rear aspect and eaves storage. A Cloakroom serves both bedrooms and comprises a low level w.c. and an inset wash hand basin. Dorma window to the rear aspect.

Exterior

The front of the property is enclosed by a retaining brick and rail wall with double gates to the entrance and exit horseshoe driveway. Block paved driveway offers off-road parking for numerous vehicles and leads to the double garage with two up and over doors, power and light connected. Door to the side aspect leading to the rear garden. Door to the workshop which has power and light connected, cold water connected, and a range of storage units.

The rear garden is fully enclosed and is laid to lawn with a large paved patio seating area with an inset fishpond. A path leads to a brick-built outbuilding which has power and light connected.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

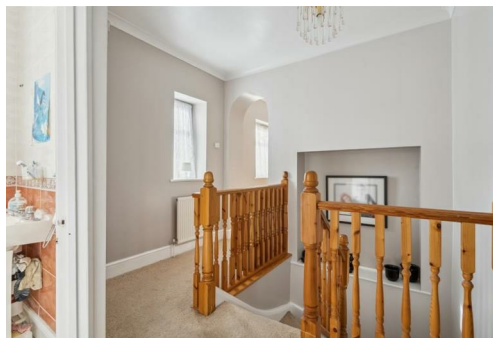
Council Tax Band: F.

Location

The property location is walking distance from Bletchley mainline railway station (London Euston 38 minutes), and close to the Historic Bletchley Park, home of the Code Breakers. In addition to the fantastic commuting links there are also plenty of other local amenities including a Golf club, Leisure Centre, Stadium MK with restaurants and bars, Ikea and several large supermarkets.

Disclaimer

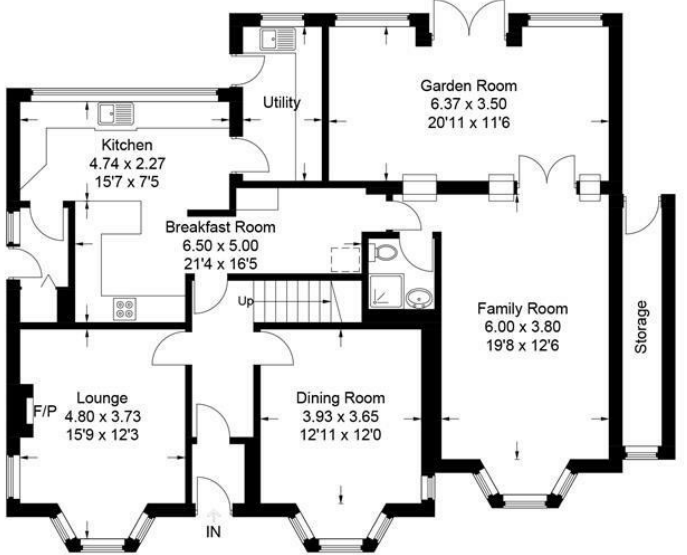
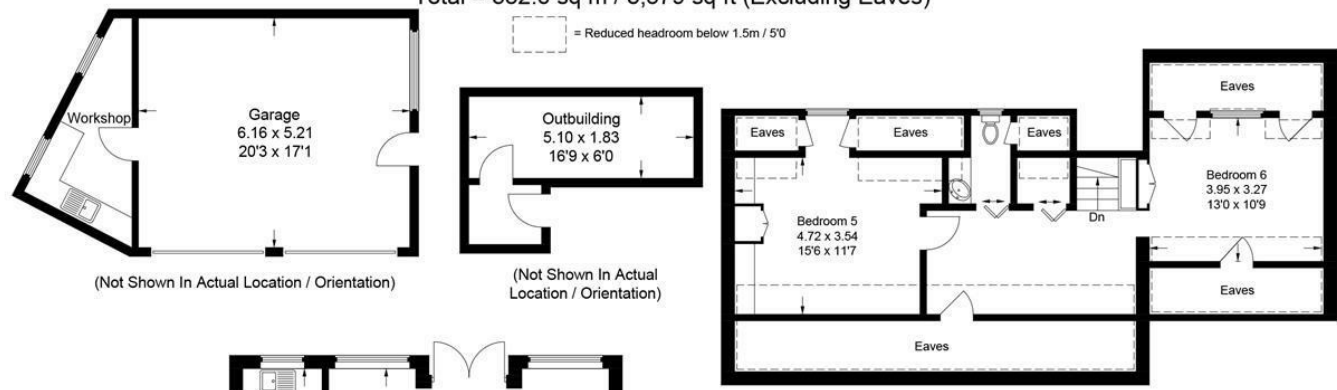
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



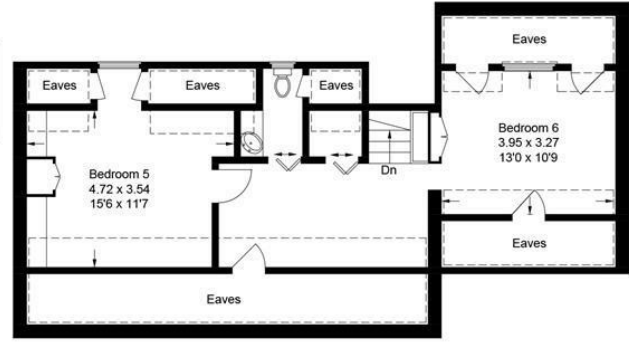




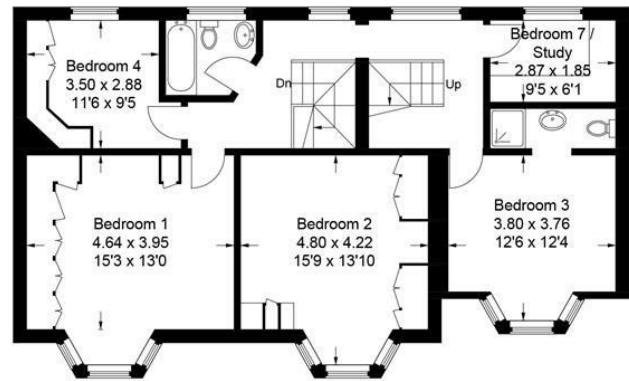
Approximate Gross Internal Area
 Ground Floor = 134.7 sq m / 1,450 sq ft
 First Floor = 93.4 sq m / 1,005 sq ft
 Second Floor = 47.7 sq m / 513 sq ft
 Workshop / Outbuilding = 56.8 sq m / 611 sq ft
 Total = 332.6 sq m / 3,579 sq ft (Excluding Eaves)



Ground Floor



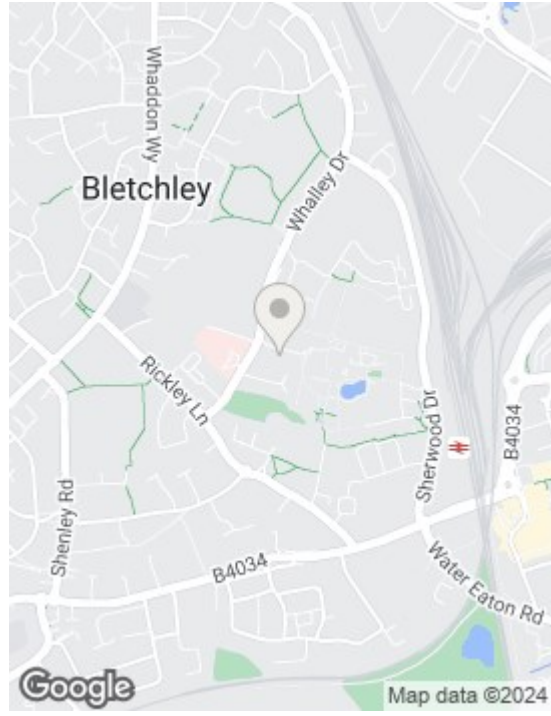
Second Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Viewing Arrangements

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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	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC