

Cauldwell

PROPERTY SERVICES



19 Gregories Drive, Milton Keynes, MK7 7RL

£950,000

Nestled in the charming community of Wavendon Gate, this exquisite five-bedroom detached self-build home offers a perfect blend of luxury and comfort. As you step inside, you are greeted by a grand entrance hall that sets the tone for the rest of the property. The spacious living room, with its inglenook fireplace, dual aspect windows, bathes the space in natural light and provides a serene view of the landscaped garden.

The heart of the home is the extended open-plan kitchen family area, complete with fitted appliances, granite countertops, and ample storage space. It's an ideal setting for culinary adventures and entertaining guests. The ground floor also features a versatile study room, utility room, downstairs cloakroom and separate dining room.

Upstairs, the main bedroom is a true retreat, boasting views across to Bow Brickhill woods and an en-suite bathroom. The remaining four bedrooms are generously sized, with an en-suite to the guest room, ensuring privacy and convenience for all family members, concluding the upstairs with a four piece family bathroom.

Outside, the property doesn't disappoint. The beautifully landscaped garden, complete with a patio area, is perfect for al fresco dining and enjoying the peaceful surroundings. The double garage and private driveway offers ample parking for multiple vehicles. Council tax band G. Energy rating C.

This property is a rare find in Gregories Drive, Wavendon Gate, offering the perfect balance of elegance and practicality. It's an ideal home for those seeking a tranquil lifestyle with easy access to local amenities and transport links.

RECEPTION HALL



Via front entrance door. Doors to all downstairs rooms. Radiator. Double doors to living room and dining room. Coving to skimmed ceiling with inset lighting.

LIVING ROOM 22'11" x 14'1" (6.99 x 4.31)



Double glazed bay window to front. Double glazed French doors with windows either side to rear. Inglenook fireplace with two inset windows. Coving to skimmed ceiling. Two radiators.

STUDY 12'6" x 9'5" (3.83 x 2.89)

Double glazed bay window to rear. Radiator. Coving to skimmed ceiling.

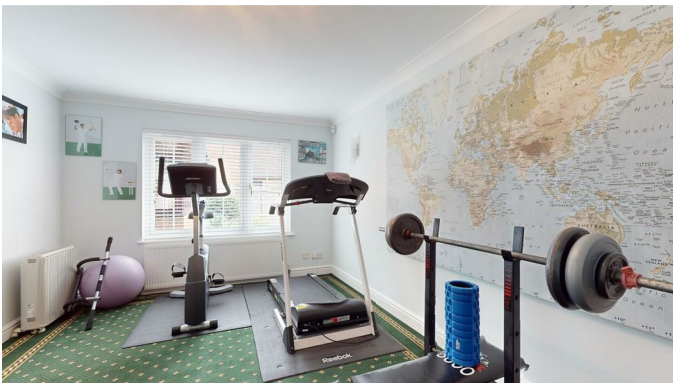
UTILITY ROOM

Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink drainer. Plumbing for washing machine and space for tumble dryer. Wall mounted boiler. Splash back tiling. Radiator. Tiled flooring. Coving to skimmed ceiling. Double glazed door to side.

CLOAKROOM

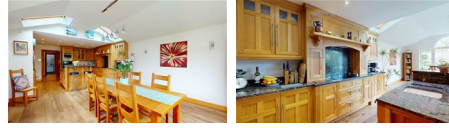
Two piece suite comprising low level wc and wash hand basin. Coving to skimmed ceiling. Frosted double glazed window to side.

DINING ROOM 17'1" x 9'10" (5.22 x 3.01)



Double glazed window to side. Coving to skimmed ceiling.

KITCHEN/BREAKFAST ROOM 28'4" x 14'10" (8.66 x 4.53)



Fitted with a range of wall and base units with Granite worksurfaces incorporating double oven, built in combination microwave, five ring hob and extractor hood. Two built in fridge and freezers.

BREAKFAST AREA



into extension

Part vaulted ceiling. Two double glazed sky lights. Feature double glazed window to rear. Double glazed French doors with windows to either side to rear. Two radiators. Central island unit with Granite worksurface, one and half bowl sink drainer and separate water tap. Built in dishwasher. Skimmed ceiling with inset lighting.

FIRST FLOOR GALLERIED LANDING

Doors to all rooms. Double glazed window to front. Coving to skimmed ceiling with inset lighting. Airing cupboard housing water tank with storage shelving and loft access. Radiator.

BEDROOM ONE 14'6" x 14'2" (4.42 x 4.32)



Restricted head height and included dressing area. Two double glazed windows to side. Double glazed window to front. Skimmed ceiling. Two radiators.

DRESSING AREA

Two double door wardrobes. Door to ensuite.

ENSUITE

Three piece suite comprising jacuzzi bath with shower attachment, low level wc and wash hand basin. Tiled walls. Skimmed ceiling. Inset lighting. Skylight window. Extractor. Shaver point.

BEDROOM TWO 13'7" x 11'0" (4.15 x 3.36)



Two double door built in cupboards. Double glazed window to rear. Radiator. Coving to skimmed ceiling. Door to ensuite.

ENSUITE



Three piece suite comprising double tiled shower cubicle, low level wc and wash hand basin. Frosted double glazed window to rear. Part tiled walls. Radiator. Coving to skimmed ceiling with inset lighting. Extractor. Shaver point.

BEDROOM THREE 12'3" x 11'1" (3.74 x 3.39)



Double glazed window to rear. Radiator. Coving to skimmed ceiling.

BEDROOM FOUR 11'2" x 9'0" (3.41 x 2.76)



Double glazed window to rear. Radiator. Coving to skimmed ceiling.

BEDROOM FIVE 12'3" x 11'7" (3.75 x 3.55)

Double glazed box bay window to front. Double door built in wardrobe.

SHOWER ROOM



Three piece suite comprising walk in tiled shower cubicle with wall mounted shower, low level wc and wash hand basin in cupboard surround. Frosted double glazed window to side. Heated towel rail. Tiled walls. Coving to skimmed ceiling. Inset lighting. Extractor.

REAR GARDEN



Enclosed and secluded rear garden, laid mainly to lawn with patio area, flower and shrub borders and wooden fence surround. Gated side access. Outside power, lighting and tap.

FRONT GARDEN



Laid to lawn with substantial block paved driveway with parking for several vehicles.

DOUBLE GARAGE

Double up and over doors. Power and light.

COUNCIL TAX BAND

Council tax band G. Sourced from <https://www.gov.uk/council-tax-bands>

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.

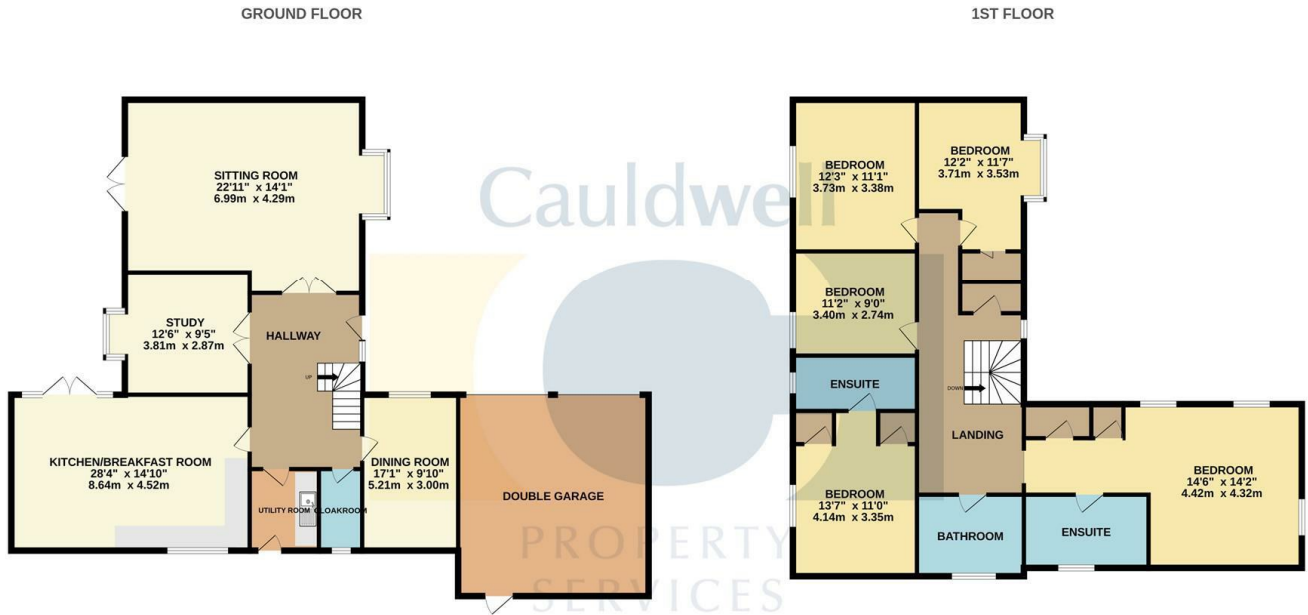
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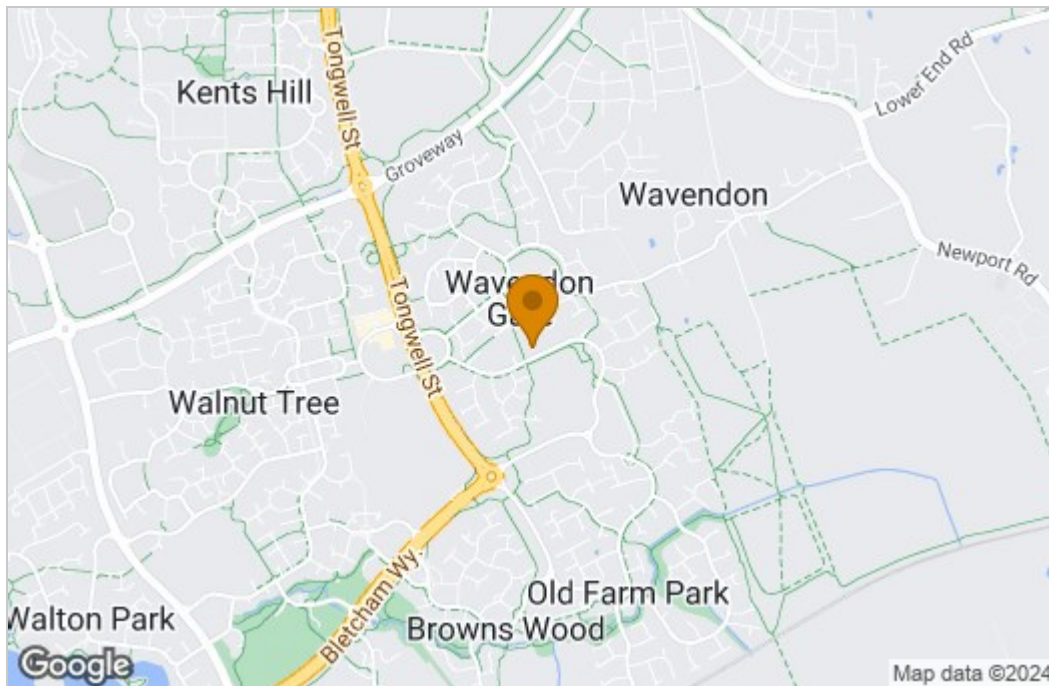
Floor Plan



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

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			
England & Wales		EU Directive 2002/91/EC	

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