

Cauldwell

PROPERTY SERVICES



7 Millholm Rise, Milton Keynes, MK6 3BF

£750,000

A stunning four bedroom detached family home, nestled in the heart of the picturesque village of Simpson. This charming property boasts a spacious open plan stylish kitchen, perfect for those that love to entertain and enjoy the company of family and friends. The kitchen features modern appliances, central island breakfast bar, and a seamless flow into the dining area. The house itself offers ample living space, with four generously sized bedrooms (one of which is currently being used as a dressing room but could be reconfigured if required).

This impressive home starts with a welcoming entrance hall, this leads a formal study, the cloakroom and a light and airy dual aspect living room. There is also a separate utility room of the kitchen for added convenience. On the first floor there is a refitted en-suite to the principal bedroom, with a good size dressing room, two further double bedrooms and a family bathroom. Stepping outside, you are greeted by a well maintained garden that offers ample space for relaxation and entertaining guest. A double garage. Council tax band F. Energy rating tbc.

Situated towards the south east of Milton Keynes Simpson is one of the original villages of the area, it dates back to Saxon times and was registered in the Domesday book of 1086 as Siwinestone. Simpson has two waterways that pass through, the Grand Union Canal and the River Ousel, from here you can walk for miles, Caldecotte Lake is also within close proximity. The village itself has a 'Good' rated primary school in The Charles Warren Academy, a nursery, a traditional pub with a garden backing onto the canal and St Thomas' church dating back to the 13th Century. The property also has good road access to the M1 junction 13 and the

ENTRANCE HALL

Entrance door. Stairs to first floor. Understairs storage cupboard. Tiled flooring. Double panelled radiator. Door to cloakroom, study and living room. Coving to skimmed ceiling with inset lighting. Frosted double glazed window to front.

CLOAKROOM



Re-fitted two piece suite comprising low level wc and wash hand basin. Heated towel rail. Skimmed ceiling with inset lighting. Extractor.

KITCHEN/FAMILY DINING ROOM 27'4" x 12'11" to 16'0" (8.35 x 3.95 to 4.89)



KITCHEN AREA



Re-fitted with a range of wall and base units with Quartz worksurface incorporating built in oven, combi microwave, warming drawer, four ring induction hob and extractor hood. Built in freezer. Feature radiator. Door to utility room. Central island unit with granite worksurface. Breakfast bar with built in dishwasher, wine cooler and sink drainer with filtered drinking water tap. Double glazed French doors to rear. Double glazed windows to rear. Tiled flooring. Skimmed ceiling with inset lighting.

UTILITY ROOM

Re-fitted with a range of soft close base units with Quartz worksurface incorporating sink and mixer tap. Double glazed window to front. Double glazed door to side. Plumbing for washing machine. Radiator. Tiled flooring. Skimmed ceiling Wall mounted boiler. Built in water softener. Pressurised 'Megaflo' heating system.

LIVING ROOM 22'7" x 12'1" to 10'5" (6.90 x 3.7 to 3.18)



Double glazed French doors to front. Feature fireplace and surround. Two double panelled radiators. Coving to skimmed ceiling with inset lighting.

STUDY 8'11" x 7'10" (2.73 x 2.40)



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

FIRST FLOOR LANDING

Doors to all upstairs rooms. Loft access. Coving to skimmed ceiling. Airing cupboard. Radiator. Loft access.

BEDROOM ONE 12'7" x 12'6" (3.86 x 3.82)



Double glazed window to front. Radiator. Coving to skimmed ceiling with inset lighting. Sliding doors to dressing room. Door to ensuite.

ENSUITE



Re-fitted three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Tiled walls Shaver point.

Extractor. Skimmed ceiling. Frosted double glazed window to front. Heated towel rail. Sliding double glazed doors to dressing room (formerly bedroom three)

DRESSING ROOM 10'8" x 9'11" (3.27 x 3.03)



Double glazed window to rear. Radiator. Coving to skimmed ceiling with inset lighting. Fitted furniture.

BEDROOM TWO 10'6" x 14'5" (3.22 x 4.41)



Double door built in wardrobe. Double glazed window to front. Radiator. Coving to skimmed ceiling.

BEDROOM FOUR 8'4" x 7'10" (2.56 x 2.41)

Double glazed window to rear. Radiator.

BATHROOM



Re-fitted suite comprising panelled bath with shower over, low level wc and wash hand basin and soft close drawer surround. Heated towel rail. Tiled walls Frosted double glazed window to rear. Skimmed ceiling with inset lighting. Extractor.

REAR GARDEN



Enclosed and secluded substantial landscaped rear

garden, laid to lawn area with raised levels and numerous patio areas, mature tree, flower and shrub borders. Outside tap, lighting and power. Service door to detached double garage.

FRONT GARDEN



A substantial block paved driveway with parking for several vehicles. Lawned garden with pathway to front door with storm porch over.

DETACHED DOUBLE GARAGE



Double up and over doors. Power and lighting.

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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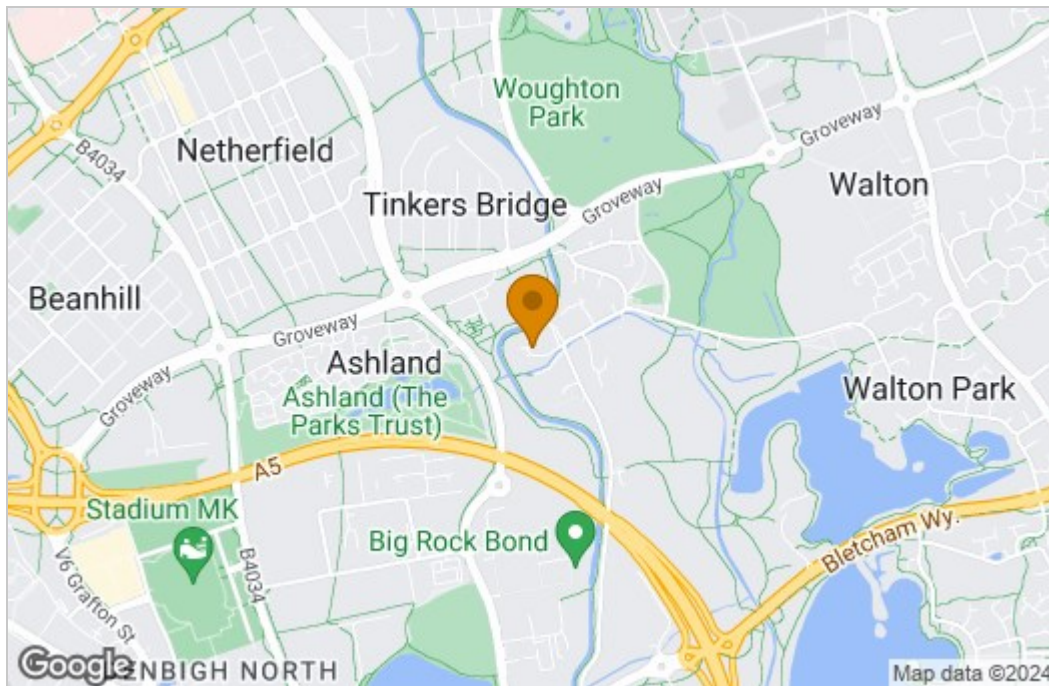
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Floor Plan

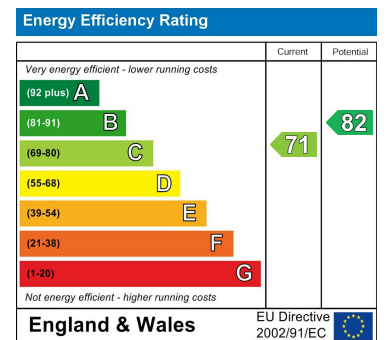


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Area Map



Energy Efficiency Graph



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