

Cauldwell

PROPERTY SERVICES



12 Vache Lane, Milton Keynes, MK5 6HU

£725,000

Offered to the market with NO CHAIN! is this executive style family home, occupying an elevated position in the sought after Shenley Church End development. The property boasts an enviable corner plot backing onto green space and a small wooded area, in a traffic free position. There are currently five first floor bedrooms, including an impressive main bedroom with a spacious re-fitted en-suite, and a four piece fitted bathroom that services the other four bedrooms (including two generous doubles). On the ground floor there is a dual aspect living room, separate dining room, conservatory and a large study or family room which is separated from the rest of the house, making it ideal for working from home. There is also a fitted kitchen/breakfast room and matching utility room, entrance hall and cloakroom.

Outside there is a mature rear garden that wraps around to the side of the property, with a large bank of mature plants and trees giving privacy. There is further garden to the front alongside the spacious driveway, leading to a double garage. Due to the versatile layout of the property, it lends itself to changes or re-modelling for modern preferences. There is even the potential to create an annex with the position of the study/family room right next to the cloakroom and double garage on the other side.

The property is fitted with solar panels that reduce electricity bills and attract generous, index-linked Feed in Tariff payments until mid 2036.

The payments (currently around £2,000 per year) are transferable to the new owner.

Shenley Church End is one of the most sought after developments in Milton Keynes due to both the extremely sought after school catchments that cater for all ages; Denbigh Academy and the outstanding Ofsted rated

ENTRANCE HALL

Door to front. Radiator. Double glazed window to side. Wooden flooring. Doors to study, inner hallway and cloakroom.

STUDY 12'2" x 9'2" (3.71 x 2.80)



Double glazed window to side aspect. Radiator.

CLOAKROOM

Obscure double glazed window to side. Two piece suite comprising close coupled wc and wash hand basin. Radiator.

INNER HALL

Stairs to first floor with understairs area. Radiator.

LIVING ROOM 20'7" x 11'7" (6.29 x 3.55)



Double glazed patio doors to rear. Gas fire and surround. Two radiators. Television point. Telephone point.

DINING ROOM 11'4" x 9'9" (3.46 x 2.99)



Double glazed window to rear. Radiator.

KITCHEN/BREAKFAST ROOM 12'10" x 8'7" (3.93 x 2.64)

Double glazed window to rear. Fitted with a range of wall and base units with worksurfaces and breakfast bar area. One and half bowl sink & drainer unit. Neff electric oven and induction hob with extractor over. Space for fridge freezer. Plumbing for dishwasher. Television point Telephone point. Extractor fan. Radiator. Door to utility room.

UTILITY ROOM 8'0" x 5'1" (2.44 x 1.55)

Double glazed window and door to side. Fitted with wall and base units and worksurface incorporating sink drainer and mixer tap. Plumbing for washing machine. Space for tumble dryer. Large pantry style cupboard. Radiator.

CONSERVATORY 13'1" x 10'9" (4.01 x 3.30)



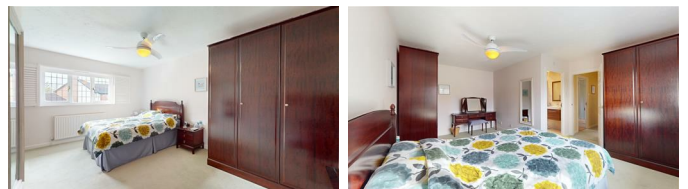
Brick and UPVC double glazed construction with replacement glass roof. Radiator. Double glazed French doors to side. Power. Tiled flooring

FIRST FLOOR LANDING



Double glazed window to front. Access to part boarded loft space. Double airing cupboard. Doors to bedrooms and bathroom.

BEDROOM ONE 16'4" x 13'3" max (5.0 x 4.04 max)



Double glazed window to side aspect with fitted shutters. Radiator. Television point.

ENSUITE 8'2" x 5'7" (2.50 x 1.71)



Double glazed obscure window to side. Three piece suite comprising double walk in shower cubicle with mains shower, close coupled wc and wash hand basin in vanity surround. Tiled walls and flooring. Heated towel rail. Extractor fan.

BEDROOM TWO 10'7" x 11'5" (3.23 x 3.50)



Double glazed window to rear. Fitted wardrobes. Radiator.

BEDROOM THREE 10'8" x 11'8" (3.26 x 3.56)



Double glazed window to rear. Radiator.

BEDROOM FOUR 8'11" x 7'4" (2.73 x 2.26)

Double glazed window to rear. Radiator.

BEDROOM FIVE 7'8" x 6'6" (2.34 x 2.00)

Double glazed window to front. Radiator.

BATHROOM 8'4" x 6'5" (2.56 x 1.96)



Double glazed obscure window to side. Four piece suite comprising shower cubicle with mains spa shower, bath with mixer tap, close coupled wc and wash hand basin. Radiator. Extractor fan.

FRONT GARDEN

Laid to lawn with hedge border and shingle stone additional parking area to front of house. Driveway parking for several vehicles leading to double garage.

DOUBLE GARAGE



Two up and over doors to front. Glazed personal door to side. Power and light. Glazed window to front. Worcester Bosch Gas boiler. Meter for solar panels.

REAR GARDEN

Mainly laid to lawn with patio area, mature beds, plants and shrubs. Gated access to front. Outside tap.

COUNCIL TAX BAND

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

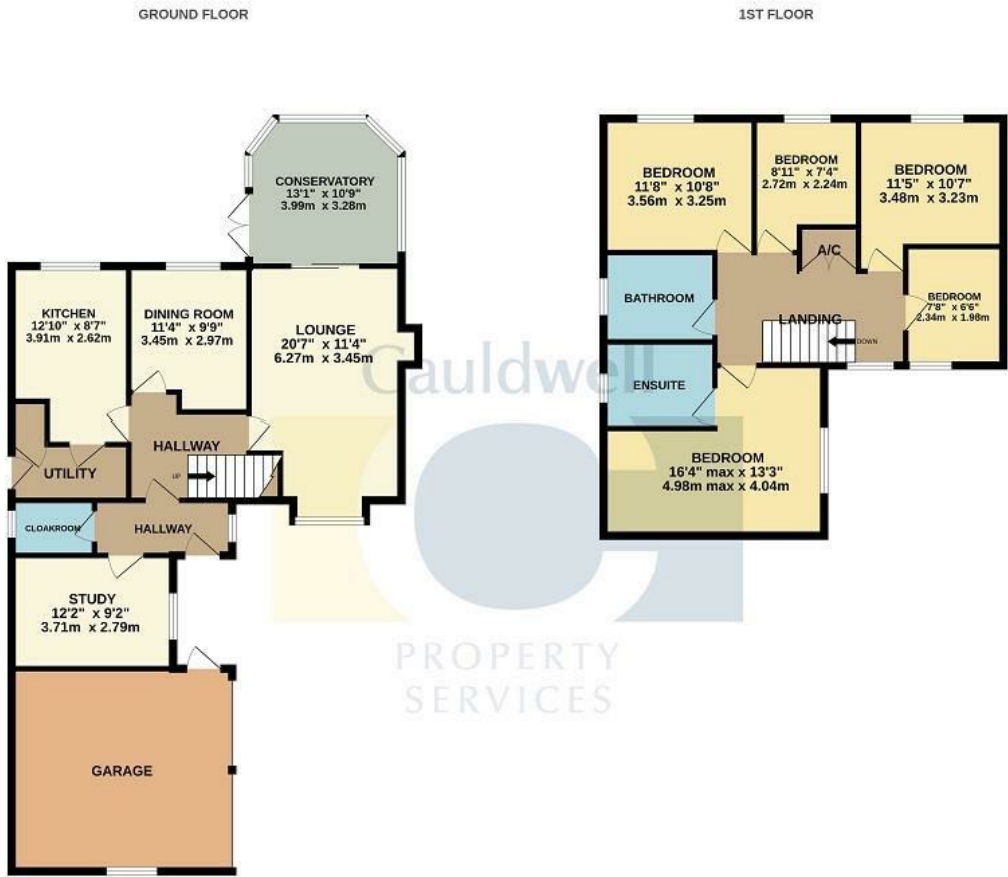
All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied

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Floor Plan



TOTAL FLOOR AREA : 1798sq.ft. (167.0 sq.m.) approx.

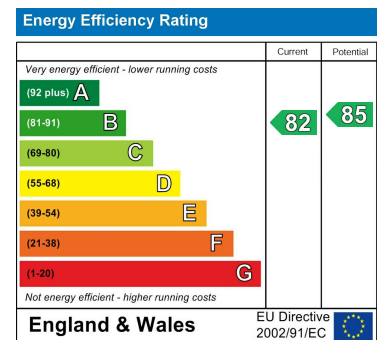
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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