



# Cauldwell

PROPERTY SERVICES



## 35-36 Tathall End

Hanslope, Milton Keynes, MK19 7NF

£1,500,000



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## ENTRANCE VESTIBULE

Elevated front garden with mature flower beds with a pathway to Gothic style heavy wooden front door. Solid oak wooden flooring, exposed stone and beams with access to both the large lounge to the right and character dining room to the left.

## LIVING ROOM

18'9" x 16'2" (5.74 x 4.95)

Exposed beams and stone with large Inglenook fireplace feature a large woodburner. Door to the conservatory and open plan access to the dining room, stairs and bedroom 6/study.

Double glazed windows look over the front garden and to the other stone houses in the hamlet. Bench window seats to both the lounge and the dining room. 3 large radiators.

## DINING ROOM

15'6" x 11'10" (4.74 x 3.62)

Exposed beams and stone walls with a second smaller former fireplace used as an illuminated feature..

Oak floors. Access to the large kitchen family area. Large radiator. Stairs to the upper two floors. Double glazed windows look over the front garden and to the other stone houses in the hamlet.

## KITCHEN/DINING/FAMILY ROOM

35'9" x 22'2" max (10.91 x 6.78 max)

New Wren Shaker kitchen in cream with quartz surfaces. Large central island with pendant lighting.

Fitted double height fridge/freezer, four ovens and dishwasher. Extensive storage throughout. Door to larder/storage/utility room with second dishwasher, washing machine, shelving and new oil boiler. Extensive space which can be used for dining, sitting, living area. 5 bi-fold doors to the rear garden and 2 bifold doors to the smaller BBQ terrace.

Large under stairs cupboard. Wood-effect laminated flooring with under-floor heating throughout. Stairway to the first floor master suite

## KITCHEN AREA

Fitted with a range of wall and base units with Quartz worksurfaces. Two electric ovens and two combination grills. Five ring gas hob and extractor hood. One and half bowl sink drainer and mixer tap. Integral larder fridge and freezer. Central island area with base units. Quartz worksurface and breakfast bar seating area and two pop up USB and plug charge points. Integral dishwasher. Under floor heating. LED lighting. Plinth heater. Large under stairs storage cupboard.

## UTILITY ROOM

10'9" x 6'7" max (3.28 x 2.01 max)

Fitted base units and shelving. Worksurfaces. Plumbing for washing machine and dishwasher. Central heating boiler. Automatic lighting. Extractor fan.

## REAR LOBBY AREA

Steps up from living and dining area. Stairs to first floor landing. Double glazed window to side. Radiator Exposed stone walls and timber beams. Door to conservatory, cloakroom and treatment room.

## OFFICE

14'9" x 9'11" (4.50 x 3.03)

Double glazed windows to both sides. Radiator. Wood burning stove. TV points. Exposed stone walls.

## CLOAKROOM

Double glazed obscure window to side. Two piece suite comprising close coupled wc and wash hand basin. Radiator. Access to access loft. Tiled flooring.

## CONSERVATORY

17'1" x 11'11" max (5.23 x 3.65 max)

'P' shaped brick base with UPVC construction. Double glazed French doors to rear. Power points. Tiled flooring. Ceiling fan. Exposed stone walls and timber beams.

## FIRST FLOOR LANDING (MAIN HOUSE)

Stairs from rear lobby. Double glazed window to rear. Radiator. Stairs to second floor landing with under stairs storage cupboard.

## BEDROOM TWO

13'11" x 10'0" (4.25 x 3.06)

Double glazed window to front. Radiator. Exposed beams. Timber latch and handle door to ensuite.

## ENSUITE

11'10" x 7'9" (3.62 x 2.38)

Double glazed window to front. Four piece suite comprising shower with remote control stop/start, his and hers wash hand basins set into vanity unit and Quartz worktop and close coupled wc. Electric shaver point. Victorian style heated towel rail. Exposed beams. LED lighting. Tiled flooring.

## BEDROOM THREE

16'0" x 9'2" (4.90 x 2.81)

Double glazed windows to front and rear. Two radiators. Exposed timber beams. Wall lights.

## BATHROOM

11'8" x 8'6" (3.56 x 2.60)

Double glazed obscure window to rear. Four piece suite comprising Shower cubicle with mains shower, freestanding Victorian style roll top bath with mixer tap, Victorian style wash hand basin and Victorian style high level wc. Extractor fan. Victorian style radiator. LED lighting. Tiled flooring. Exposed beams.

## SECOND FLOOR LANDING

14'2" x 10'2" max (4.34 x 3.10 max)

Double glazed window to rear. Access to loft. Eaves storage space. Radiator.

## BEDROOM FOUR

12'3" x 11'6" (3.75 x 3.52)

Double glazed windows to side. Radiator. Access to loft space. Wash hand basin in vanity surround. Exposed timber beams.

## BEDROOM FIVE

10'8" x 9'3" (3.27 x 2.84)

Double glazed window to side. Radiator Wash hand basin in vanity surround. Exposed timber beams.

## STAIRS TO MASTER SUITE

Stairs giving access from open plan kitchen/family/dining room to:-

## MASTER BEDROOM SUITE

33'4" x 17'3" max (10.18 x 5.28 max)

'L' shaped room

Double glazed windows to side and rear. Double glazed sky light to side. Fitted roof lantern. Range of fitted drawers and wardrobes. Additional range of built in wardrobes. Freestanding egg bath with mixer tap and hand shower attachment. Extractor fan. LED lighting. Two radiators.

## ENSUITE

Three piece suite comprising shower cubicle with mains shower and rainfall head, close coupled wc and wash and basin in vanity surround. Radiator. Extractor fan. Eaves access. Tiled walls and flooring.

## ANNEXE

## KITCHEN/DINING ROOM

19'0" x 11'8" (5.81 x 3.58)

Double glazed windows to side and rear. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Electric oven and hob with extractor over. Plumbing for washing machine and dishwasher. Space for fridge freezer. Understairs storage cupboard. Two radiators. Tiled flooring. UPVC door to side.

## SHOWER ROOM

Double glazed obscure window to side. Three piece suite comprising shower cubicle with electric shower, wash hand basin and close coupled wc. Extractor fan. LED lighting. Tiled flooring.

## STAIRS TO FIRST FLOOR

Access to open plan living and bedroom space.

## LIVING AREA

16'9" x 13'3" (5.11 x 4.05)

Two double glazed sky lights to side with fitted blinds. Two eaves storage areas. Three radiators. Television point.

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## BEDROOM AREA

13'4" x 12'7" (4.07 x 3.84)

Double glazed sky light to side with fitted blind. Two eaves storage spaces. Fitted wardrobes. Access to loft space. Television point Radiator. Double glazed French doors to balcony.

## BALCONY

Timber construction. Overlooking garden and field views to rear.

## OUTSIDE

### FRONT GARDEN

Large lawned area with retaining stone wall, additional raised bedding area and stone wall, apple trees and plants. Mature well stocked flower beds and borders. Gated access to rear garden. Side access along double garage leading to rear garden for vehicle access. Hardstanding driveway parking for approximately six vehicles, leading to double garage.

### DOUBLE GARAGE

19'5" x 20'6" (5.93 x 6.27)

Two up and over electric doors to front. Double glazed obscure window to side and double glazed obscure door to side. Power and light. Central heating boiler for annexe. Radiator.

### REAR GARDEN

Backing onto open farm land and offering a full rear width stone patio with a selection of flower beds, stone retaining wall leading up to generous lawned area and a selection of mature trees. Stone built wall. Timber shed. Oil tank. Two outside taps and power. Timber summer house with three side veranda, power and light. Garden security 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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