

Cauldwell

PROPERTY SERVICES



187 Simpson, Milton Keynes, MK6 3AD Offers Over £670,000

Nestled in the heart of Simpson Village, Milton Keynes, this stunning Grade II listed nineteenth century cottage offers a perfect blend of historic charm and modern convenience. Boasting three/four bedrooms, the home retains many of its original features.

The ground floor includes a cozy living room with an open fire, exuding character and warmth a versatile family room, which can serve as a fourth bedroom, a spacious kitchen/family breakfast room with central island unit and a separate formal dining room perfect for entertaining. A utility room and downstairs cloakroom add to the home's functionality.

Upstairs, you'll find three well-proportioned double bedrooms, two of which offer beautiful church and countryside views. There is also a beautifully appointed four-piece family bathroom, complete with a freestanding roll-top bath.

Externally, the property benefits from a substantial shingle driveway, accessed through electric gates, offering parking for multiple vehicles. The garage has been partially converted into a family/office area with log burner and potential for annex conversion, ideal for growing families or multi-generational living.

DRAFT DETAILS FOR APPROVAL

ENTRANCE

Entrance through front door into entrance hall. Door to living room. Door to dining room. Door to bedroom four/study. Under stair storage cupboard. Tiled floor. Skimmed ceiling. Radiator.

LIVING ROOM 16'9" x 11'10" (5.11 x 3.63)



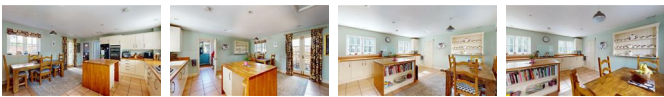
Dual aspect. Sash windows with secondary double glazing to the front and side. Feature working fire and surround. Cornice to high ceilings. Original wood flooring. Door to kitchen/breakfast room. Two radiators.

DINING ROOM 13'1" x 10'7" (3.99 x 3.25)



Double glazed window to the rear. Built in cupboard. Working open fire and surround. Doorway to stairs leading to first floor. Skimmed high ceilings. Radiator. Door to kitchen breakfast room.

KITCHEN/BREAKFAST/FAMILY ROOM 16'11" x 15'9" (5.16 x 4.82)



Dual aspect fitted kitchen. Kitchen fitted with a range of soft close wall base units. Straight edge wood work surfaces incorporating a one and a half ceramic sink and drainer with mixer tap. Built in double oven, five ring gas hob. Built in dish washer. Space for fridge freezer. Tiled floor. Double glazed window both sides. Double glazed door to the garden. Skimmed ceiling with inset lighting. Central island unit breakfast bar with straight edge wooden work surface. Double panelled radiator. Door to inner hallway.

INNER HALLWAY

Opening through to utility room. Door to downstairs

cloakroom. Double glazed stable door to the rear. Tiled floor. Skimmed ceiling. Radiator.

UTILITY ROOM

Fitted with a range or wall and base units. Rolltop work surfaces incorporating sink and drainer. Plumbing for washing machine and dishwasher. Wall mounted boiler. Splash back tiles. Tiled floor. Skimmed ceiling. Double glazed window to the rear. Double glazed window to the side. Radiator.

CLOAKROOM

Two piece suite. High level wc and wash hand basin. Part tiled walls. Tiled floor. Skimmed ceiling. Frosted double glazed window to the side. Radiator.

FAMILY ROOM/BEDROOM/STUDY 11'11" x 11'8" (3.65 x 3.56)



Sash window with secondary double glazing to the front. Skimmed high ceiling. Working fire place with surround. Double panelled radiator.

FIRST FLOOR LANDING

Doors leading to all rooms. Airing cupboard. Store cupboard. Skimmed ceiling.

BEDROOM ONE 11'11" x 11'11" (3.65 x 3.64)



Sash window to the front with secondary double glazing. Countryside views to the front. Built in cupboards. Working fire place with surround. Skimmed ceiling. Radiator.

BEDROOM TWO 9'4" x 13'0" (2.85 x 3.98)



Double glazed window to the rear. Loft access. Skimmed ceiling. Double panelled radiator.

BEDROOM THREE 12'0" x 7'10" (3.66 x 2.39)



Measured into a restricted head height. Sash window with secondary double glazing to the front. Skimmed ceiling. Radiator.

FAMILY BATHROOM



Four piece suite. Free standing roll top bath. Low level wc, wash hand basin with mixer tap. Tiled shower cubical with wall mounted shower. Part tiled walls. Heated towel rail. Built in eves storage cupboard. Double glazed window to the rear. Further radiator.

REAR GARDEN



Substantial rear garden laid mainly to lawn. Hedgerow surround. Gated access. Further patio area. Outside tap. Outside power and lighting.

DETACHED GARAGE



Part converted to a gym/studio/study with potential for annex conversion. Solar panels.

FRONT

Electric gated access. Substantial shingle driveway with parking for several vehicles.

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

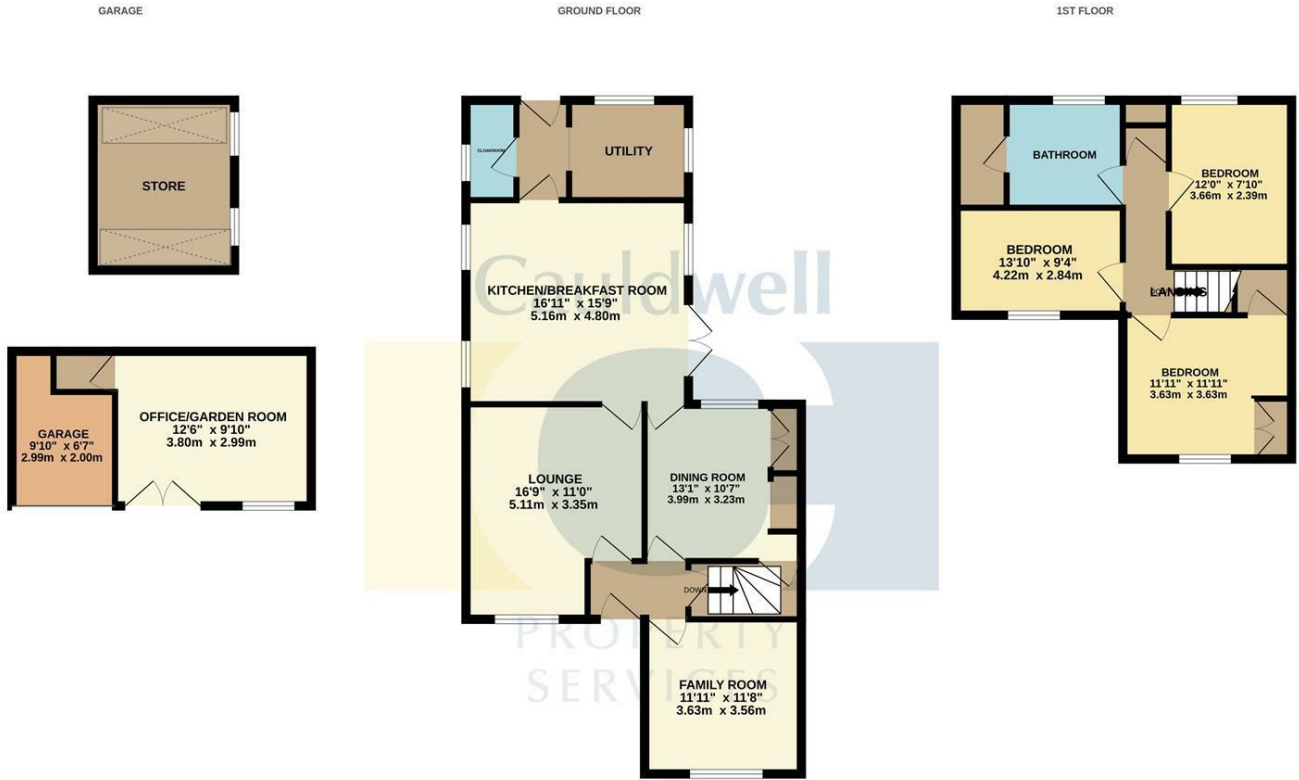
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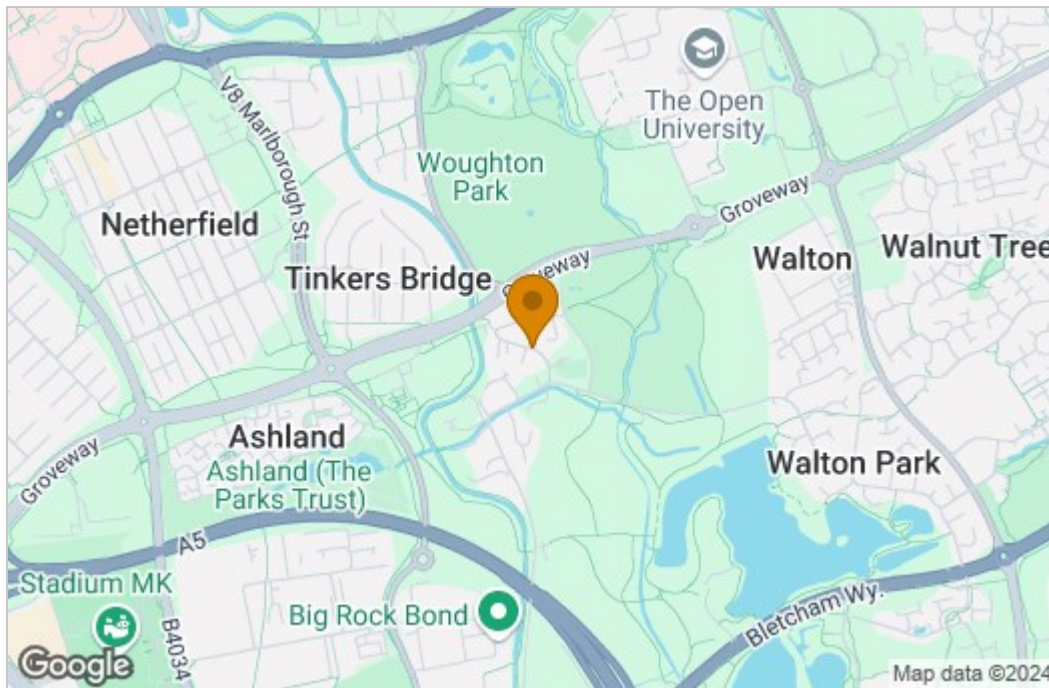
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Floor Plan



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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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