



Mill Road, Milton Keynes, MK2 2LB



37 Mill Road
Bletchley
Milton Keynes
MK2 2LB

£500,000

Carters are delighted to offer to the market this charming Grade II Listed three bedroom semi detached thatched cottage, only a short distance to riverside walks and open countryside. Dating back to around 17th Century 'Millbrook Cottage' retains a wealth of character with exposed timbers and brickwork evident throughout as well as many other original features. The current owners have carried out much refurbishment, introducing some modern elements very tastefully and sympathetically alongside with the extension.

The accommodation in brief comprises an entrance porch, dining room with open fireplace, sitting room with a cast iron wood burner, KITCHEN/BREAKFAST ROOM WITH AGA, inner lobby, utility room, downstairs shower room, FAMILY ROOM/BEDROOM FOUR WITH OPEN FIREPLACE WITH SLOPING CHIMNEY BREAST, first floor landing, three bedrooms and a family bathroom. The benefits includes gas to radiator central heating, well maintained gardens with the rear measuring approximately 77ft x 52ft max, detached garage with driveway in front and a workshop/office. The property is offered with NO UPPER CHAIN and internal viewing is highly recommended. EPC rating E.

- An Three Bedroom Grade II Listed Thatched Cottage
- Many Original Features
- Tastefully Improved To A High Order
- Good Commuter Location
- Sympathetically Extended
- Kitchen/Breakfast Room With Aga
- Downstairs Shower Room
- Family Room/Bedroom Four
- Garage & Driveway
- No Upper Chain





Entrance Porch

Enter via a wooden door into the entrance porch. Two single glazed windows to the side aspect. Quarry tiled flooring. Wooden door to the dining room.

Dining Room

Sealed unit double glazed window to the front aspect. Feature brick-built open fireplace. Arroll cast iron column radiator with brass fittings. Wooden door concealing stairs rising to the first floor. Understairs storage cupboard. Stable style wooden door to kitchen/breakfast room. Solid oak flooring. Exposed beams and brickwork. Step up to the sitting room.

Sitting Room

Sealed unit double glazed window to the front aspect. Brick-built open fireplace with cast iron wood fuel burner. Arroll cast iron column radiator with brass fittings. Solid oak flooring. Exposed beams and brickwork.

Kitchen/Breakfast Room

Single glazed window and wooden door to the rear garden. Fitted in a range of units to wall and base levels with wooden worksurfaces over and an inset sink/drain. Two plate Aga to remain. Glass display unit. Space for fridge/freezer. Plumbing for dishwasher. Quarry tiled flooring. Exposed wooden beams and brickwork. Open-plan to the inner lobby.

Inner Lobby

Doors to utility room and family room/bedroom four. Quarry tiled flooring.

Utility Room

Plumbing and space for washing machine and tumble dryer. Wall mounted Worcester boiler. Quarry tiled flooring. Light leaded single glazed window to the kitchen. Exposed wooden beams and brickwork. Door to the shower room.

Shower Room

Sealed unit pattern double glazed window to the side aspect. White suite comprising low level w.c., wash hand basin with a vanity unit under, and a fully tiled shower cubicle with a rainfall style shower and handheld. High and low level doors to the airing cupboard. Pebbled flooring.

Family Room/Bedroom Four

Dual aspect with two patterned single glazed windows to the side aspect. Pattern single glazed wooden doors to the rear garden. Feature brick-built open fireplace with a cast iron wood burner. Radiator. Exposed beams. Laminate wood flooring.

First Floor Landing

Single glazed window to the side elevation. Split levels with wood doors to three bedrooms and the bathroom.

Principle Bedroom

Dual aspect with a single glazed window to the rear and two Dorma style single glazed windows to the side elevation. Fitted wardrobes. Radiator. Exposed beams. Access to loft.

Bedroom Two

Dual aspect with Dorma styled glazed window to front and rear elevations. Built-in storage cupboards. Exposed wooden beams.

Bedroom Three

Single glazed window to the side elevation. Radiator. Exposed beams. Access to loft. Part vaulted ceiling.

Family Bathroom

Patterned sealed unit double glazed window to side elevation. White suite comprising low level w.c., free-standing claw footed roll-top bath, and wash hand basin with vanity units under. Part tiled walls. Cast iron column towel radiator. Part vaulted ceiling. Ceiling mounted extractor fan.

Exterior

Front Garden

Part laid to lawn and part laid to slate and pebbles separated by a block paved path leading to the front door. Raised planted bed. Enclosed by picket fencing and a gate. Further area of lawn to the side which could be used for parking.

Rear Garden

Well maintained and generous size measuring approximately 77' x 52' max. Steps up to a large paved patio area. Step down to lawn and further paved area. Planted borders. Various trees. Two timber sheds to remain. Block paved driveway to the side, in front of the garage offering further off-road parking. Two side hinged wooden gates leading to the front. Outside tap. Door to office/workshop. Please note - a right of way exists across the rear of the cottage

to number 39 and is by permission only, via a wooden gate. Fully enclosed by timber fencing.

Workshop/Office

Situated in the rear of the garden. Brick-built with a pitch roof. Quarry tiled flooring. Power and light. Pattern single glazed window. Vaulted ceiling.

Garage

Detached single garage situated in the rear garden. Wooden up and over door. Power and light.

Location

Bletchley is a constituent town of Milton Keynes, in the ceremonial county of Buckinghamshire. It is situated in the south-west of Milton Keynes and is best known for Bletchley Park, the headquarters of Britain's World War II codebreaking organisation, and now a major tourist attraction. The National Museum of Computing is also located on the Park. The cottage is situated adjacent to other period properties in a quiet road within two minutes walk of green fields and the River Ouzel. Shopping and many other amenities is a short walk away in Bletchley Town Centre with more extensive shopping and leisure facilities available in Milton Keynes. The property is very accessible to the Woburn Golf and Country Club, A5 trunk road and junctions 13 and 14 of the M1 motorway. Rail commuting facilities are available from Bletchley or Milton Keynes to London Euston within 40 minutes with Luton airport providing local air travel facilities with Heathrow, Gatwick and Stansted slightly further afield. There are a number of nearby schools including The Premier Academy, Drayton Park School and The Lord Grey Academy. The property has access to many private and preparatory schools including the Harpur Trust schools in Bedford. Drayton Road GP surgery is approximately 0.5 miles away, and there is a dental surgery in Bletchley town centre as well as nearby leisure facilities include Bletchley Leisure Centre.

Agents Notes

Millbrook Cottage is Grade II Listed

There is a right of way across the rear of the cottage by number 39 only and by permission only.

The thatch roof was last replaced in 2012

Note To Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

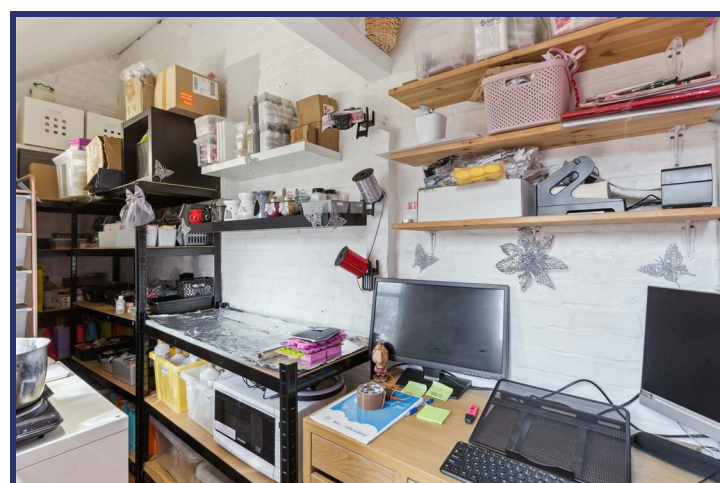
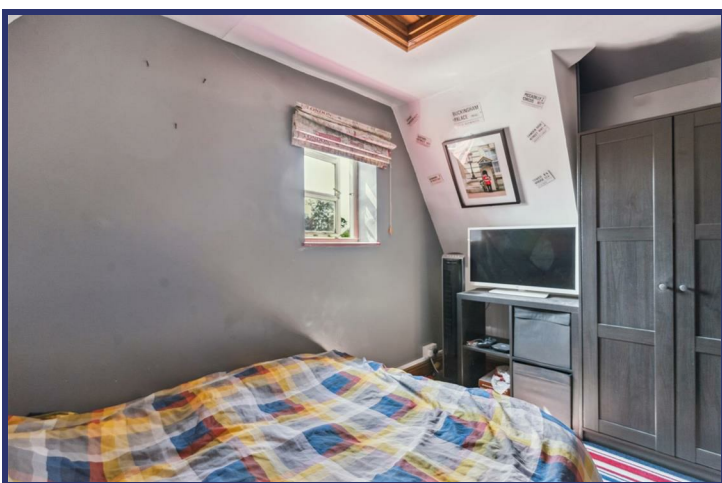
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.





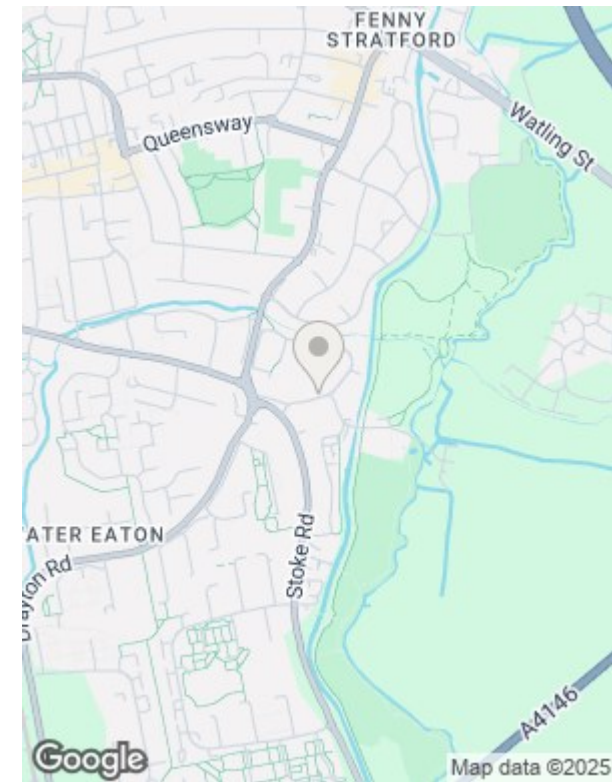
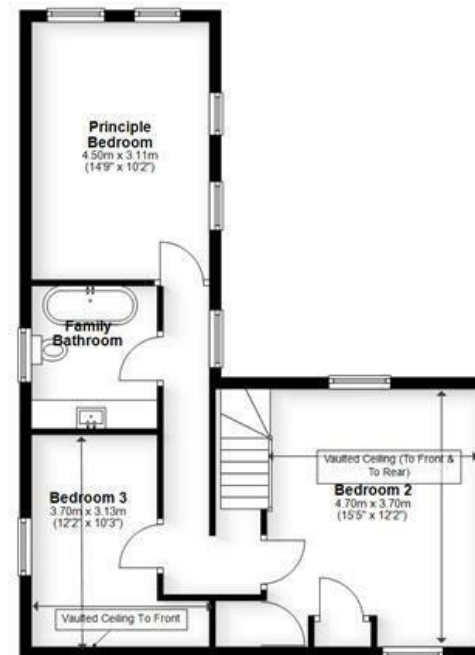


Approx. 84.1 sq. metres (905.5 sq. feet)



First Floor

Approx. 55.2 sq. metres (594.1 sq. feet)



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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		53	6
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

