



# Cauldwell

PROPERTY SERVICES



## 16 Gatcombe, Milton Keynes, MK8 9ET

### £775,000

Stunning Extended Five Bedroom Split-Level Detached Home in Great Holm, Close to Great Holm Lake

Cauldwell Property Services are delighted to offer for sale this impressive five-bedroom split-level detached residence, situated within the highly sought-after area of Gatcombe, Great Holm – a location much admired for its unique architecture and close proximity to the picturesque Great Holm Lake.

This beautifully extended home offers a versatile layout across multiple levels, showcasing a blend of character and contemporary living.

Upon entering, you are welcomed by an entrance hall with access to a ground floor bedroom with its own en suite – ideal as a guest suite or private space for a teenager or relative.

Stairs rise to the first floor, where you will find the stylish kitchen/breakfast room and a stunning extended family/dining room, enhanced by a double-height vaulted ceiling – a true centrepiece of the home.

The second floor offers a spacious living room with a gallery view over the dining area, complemented by a feature balcony – perfect for entertaining or enjoying the outlook. This level also hosts a family bathroom, the

## **ENTRANCE HALL**

Stairs to first floor. Door to bedroom two and garage. Radiator. Coving to skimmed ceiling.

## **BEDROOM TWO 12'1" x 10'2" (3.70 x 3.10)**

Box bay double glazed window to front. Radiator. Double door built in cupboard. Door to ensuite.

## **ENSUITE**

Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin. Radiator. Frosted double glazed window to side. Shaver point. Extractor Skimmed ceiling. Inset lighting.

## **FIRST FLOOR LANDING**

Door to cloakroom. Stairs to second floor. Door to dining/family room and kitchen/breakfast room.

## **DINING/FAMILY ROOM. 24'0" x 13'4" (7.34 x 4.08)**

into extension

Double glazed window to rear. Double glazed French doors to garden. Double height vaulted ceiling with two double glazed sky lights. Two radiators. Double glazed sky light to side. Feature log burner.

## **KITCHEN/BREAKFAST ROOM 19'3" x 10'6" (5.87 x 3.22)**

Re-fitted with a range of soft close wall and base units with quartz worksurfaces incorporating sink unit. Space for Range cooker and extractor hood. Space for American style fridge freezer. Built in dishwasher. Two double glazed windows to rear. Double glazed window to side and double glazed door to garden. Coving to skimmed ceiling. Inset lighting. Tiled flooring.

## **UTILITY CUPBOARD**

Plumbing for washing machine.

## **SECOND FLOOR LANDING**

Door to family bathroom. Stairs to third floor. Door to living room, bedroom one and three

## **LIVING ROOM 18'3" x 11'11" (5.58 x 3.64)**

Sliding double glazed door to balcony. Gallery view of dining room. Coving to skimmed ceiling. Feature fireplace and surround.

## **BEDROOM ONE 14'4" x 10'3" (4.37 x 3.13)**

Double glazed box bay window to front. Window to front. Door to ensuite.

## **ENSUITE**

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin with mixer tap. Heated towel rail. Frosted double glazed window to side.

## **BEDROOM FOUR 7'4" x 10'2" (2.24 x 3.11)**

Double glazed door to balcony and double glazed window to front. Radiator Coving to skimmed ceiling

## **BATHROOM**

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Part tiled walls. Heated towel rail.

## **THIRD FLOOR LANDING**

Doors to bedroom three and five.

## **BEDROOM THREE 8'6" x 17'9" (2.60 x 5.43)**

Double glazed window to rear. Radiator.

## **BEDROOM FIVE 8'3" x 7'6" (2.52 x 2.29)**

Restricted head height

Double glazed sky light to rear.

## **REAR GARDEN**

Enclosed rear garden with high degree of privacy. Laid to shingle, lawn and wrap around patio area. Brick and wooden fence surround. Covered decking seated area. Outside power, light and tap. Mature tree flower and shrub borders.

## **FRONT GARDEN**

Laid to lawn with substantial block paved driveway with parking for a number of cars.

## **DOUBLE GARAGE**

Up and over doors. Power and light. Electric charging point.

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.

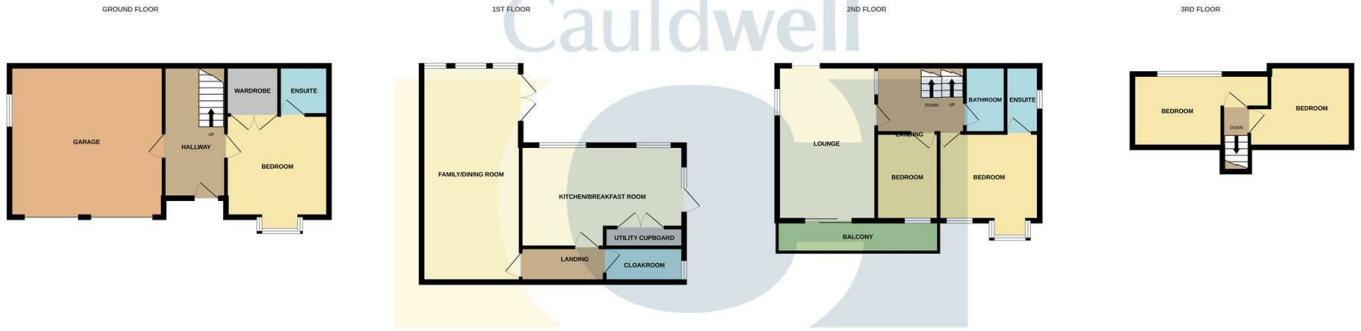
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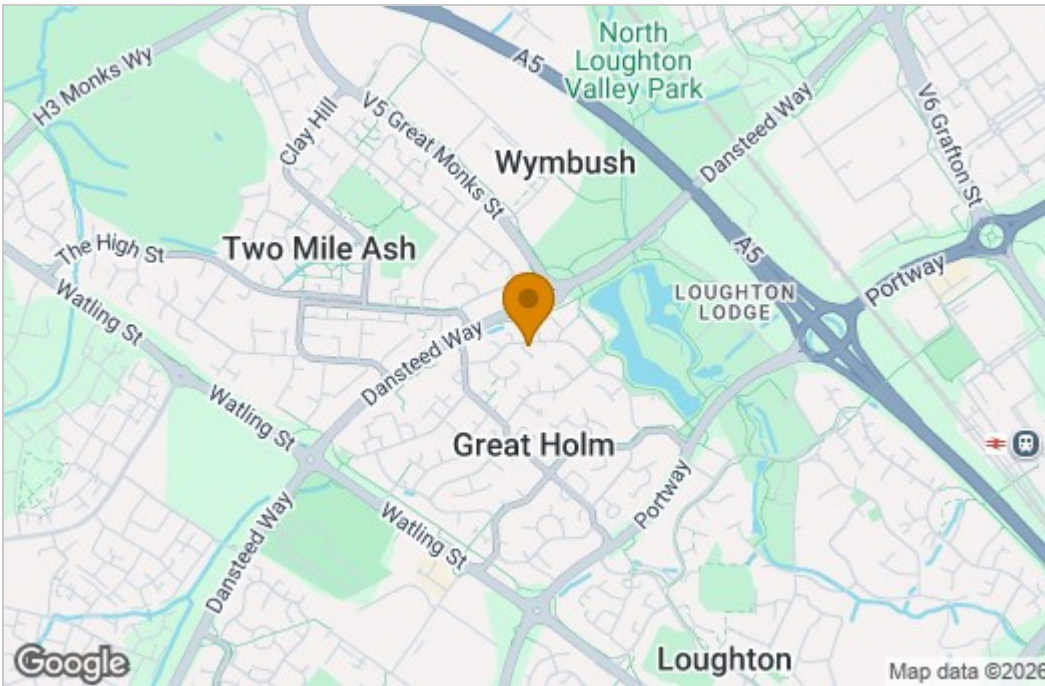
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# Floor Plan

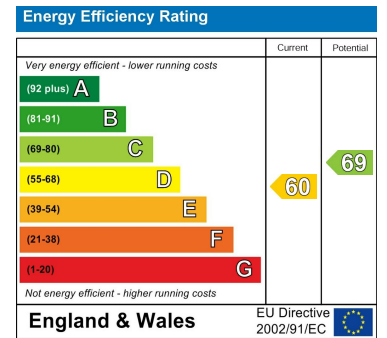


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# Area Map



# Energy Efficiency Graph



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