



# Cauldwell

PROPERTY SERVICES



## 4 Blakeney Court, Milton Keynes, MK4 3AD Offers Over £650,000

Cauldwell Property Services are proud to present this exceptional five/ six bedroom detached family home, situated in a cul-de-sac location, in highly sought-after Tattenhoe, enjoying picturesque views over Linear Park.

This immaculately presented residence has been substantially enhanced by a two-storey wraparound extension, offering generous and versatile living space throughout.

The thoughtfully designed accommodation comprises a welcoming entrance hall, a spacious living room, a separate dining room, and a study—ideal for home working. At the heart of the home is the extended kitchen/family room, perfect for modern family life and entertaining.

Upstairs offers five well-proportioned bedrooms, including a luxurious principal suite, with a total of four bathrooms/ensuites to accommodate larger families or guests in comfort.

Externally, the home boasts both front and rear gardens, with the front garden enjoying a tranquil outlook across Linear Park, providing a sense of peace and seclusion.

A rare opportunity to acquire a high-specification family home in one of Milton Keynes' most desirable locations. Viewing is highly recommended to fully appreciate the space, finish, and setting on offer.

## **ENTRANCE HALL**

Entrance door with storm porch over. Stairs to first floor. Door to living room and cloakroom. Door to cupboard. Double glazed window to side. Frosted double glazed window to front; Double panelled radiator. Door to kitchen.

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Radiator. Tiled flooring Frosted double glazed window to front.

## **DINING ROOM 10'10" x 9'11" (3.31 x 3.04)**

Double internal doors to living room. Sliding double glazed doors to conservatory. Radiator. Tiled flooring.

## **KITCHEN/FAMILY/DINING ROOM 11'1" to 12'6" x 23'0" to extension (3.39 to 3.82 x 7.03 to extension)**

Re-fitted with a range of wall and base units with granite worksurfaces incorporating one and half bowl sink drainer unit. Space for Range cooker and extractor hood. Space for American style fridge freezer. Built in dishwasher. Tiled flooring Central island unit. Breakfast bar. Door to utility room and lean to.

## **UTILITY ROOM 12'7" x 9'8" (3.86 x 2.97)**

Fitted with wall and base units with roll top worksurfaces incorporating a sink with mixer tap. Plumbing for washing machine. Space for tumble dryer and fridge freezer. Splash back tiling. Double glazed window to rear and door to rear. Door to dressing room/study.

## **STUDY/BEDROOM SIX 11'10" x 7'4" (3.61 x 2.25)**

Tiled flooring Skimmed ceiling. Inset lighting. Door to shower room.

## **SHOWER ROOM**

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Frosted double glazed window to front. Tiled flooring. Skimmed ceiling with inset lighting. Extractor. Radiator.

## **FIRST FLOOR LANDING**

Doors to rooms. Access to loft. Skimmed ceiling. Airing cupboard housing water tank.

## **BEDROOM ONE 20'9" x 12'6" (6.35 x 3.83)**

Double glazed French doors and double glazed windows to front leading to Juliette balcony. Double glazed sky light. Door to dressing room and ensuite.

## **ENSUITE**

Four piece suite comprising shower cubicle with wall mounted shower, low level wc, two wash basins with cupboards surround. Heated towel rail. Tiled flooring Frosted double glazed window to rear. Skimmed ceiling Extractor.

## **DRESSING ROOM 7'10" x 4'10" (2.39 x 1.49)**

Double glazed window to rear Radiator.

## **BEDROOM TWO 12'5" x 10'4" (3.79 x 3.17)**

Double glazed window to rear. Radiator. Skimmed ceiling. Door to ensuite.

## **ENSUITE**

Three piece suite comprising tiled shower cubicle with double wall mounted shower, low level wc and wash hand basin. Part tiled walls. Tiled flooring . Extractor. Heated towel rail

## **BEDROOM THREE 10'9" x 12'4" (3.29 x 3.78)**

Formerly the master bedroom  
Six door fitted wardrobe. Double glazed window to front. Radiator. Door to Jack and Jill ensuite.

## **JACK AND JILL ENSUITE**

Four piece suite comprising bath with shower attachment, low level wc, wash hand basin and tiled shower cubicle. Tiled walls and floor. Frosted double glazed windows to side. Skimmed ceiling Inset lighting Extractor.

## **BEDROOM FOUR 8'11" x 11'5" (2.73 x 3.48)**

Double glazed window to front. Radiator.

## **BEDROOM FIVE 10'9" x 6'3" (3.30 x 1.92)**

Double glazed window to rear. Radiator. Built in cupboard.

## **BATHROOM**

### **REAR GARDEN**

Enclosed and laid to lawn with block paved patio areas. Brick and wooden fence surround. Gated side access. Outside power and light and tap.

### **FRONT GARDEN**

A substantial block paved driveway with parking for several vehicles. Electric charger point. Outside light.

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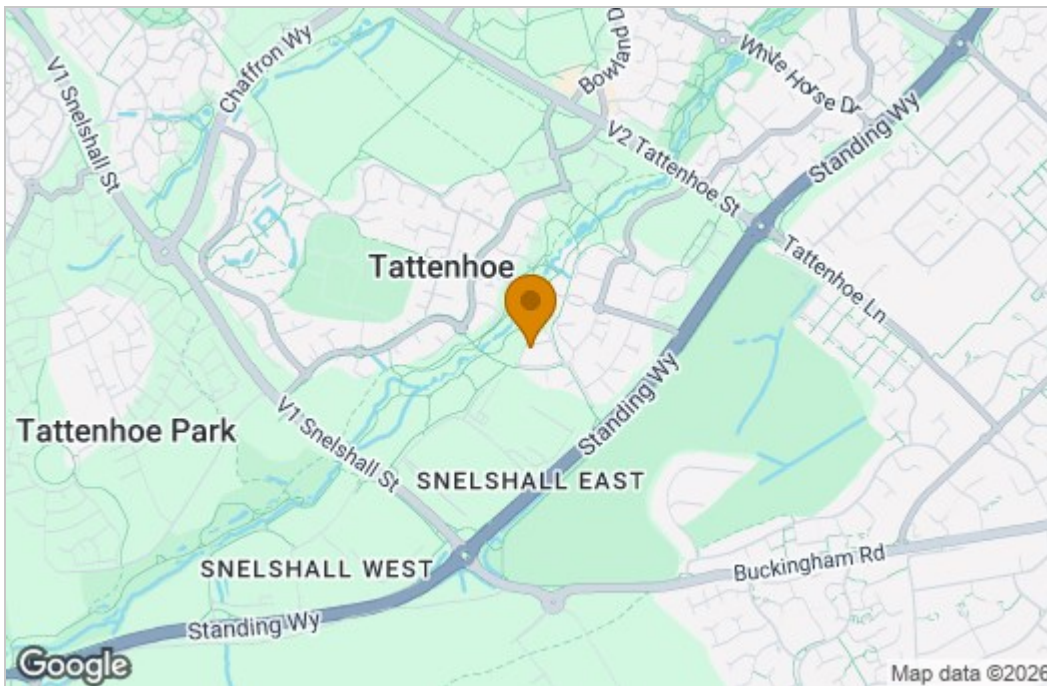
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# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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