



Cauldwell

PROPERTY SERVICES



The Brew House Hartwell Road, Milton Keynes, MK19 7BZ

£650,000

This stunning four-bedroom family home has been thoughtfully created through the conversion of a charming character cottage, now beautifully extended to the rear to deliver the perfect blend of old and new. Finished to an exquisite standard, the property showcases clever design features and high-quality materials throughout, offering a seamless flow and exceptional attention to detail from the moment you step inside.

At the heart of the home lies the showpiece — a striking open-plan kitchen, dining, and family room that extends the full length of the property. This impressive space is ideal for modern family living and entertaining, and is complemented by French doors that open directly into a spacious and inviting living room. The ground floor also benefits from a practical utility room, a stylish cloakroom/WC, and a welcoming entrance hall.

Upstairs, all four bedrooms are positioned off a central landing. The principal and second bedrooms both enjoy their own luxurious ensuite bathrooms, while bedrooms three and four are served by a beautifully appointed family bathroom.

Outside, the generous rear garden features a full-width patio area perfect for outdoor dining and relaxation, leading to a neatly lawned garden. Beyond this lies a detached double garage, providing ample storage and off-road parking for multiple vehicles.

ENTRANCE HALL

Composite door to rear. Double glazed sash window to side. Radiator. Engineered oak flooring. Stairs to first floor landing with understairs storage cupboard.

CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin in vanity surround. Tiled flooring. LED lighting. Extractor fan.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM 39'7" x 18'8" max (12.07 x 5.70 max)

Two double glazed windows to side. Double glazed bi fold doors to rear. Fitted with a range of wall and base units with Quartz worksurfaces and upstands and window ledges. One and half bowl sink with mixer tap. Electric oven and combi microwave and induction hob with extractor hood over. Integral dishwasher. Pull out bin storage. Integral fridge freezer. Central island with base units and worksurface with breakfast bar. Under cupboard lighting. Two double glazed sash windows to front. Double glazed sash window to side. Two radiators. Engineered oak flooring and ceramic tiled flooring. Television and internet point. French doors to living room.

UTILITY ROOM

Fitted wall and base units with sink drainer. Plumbing for washing machine with space above for tumble dryer. Ceramic tiled flooring. Extractor fan. LED lighting.

LIVING ROOM 23'5" x 13'7" max (7.16 x 4.16 max)

Double glazed sash windows to front. Double glazed bi folding doors to rear. Television point. LED lighting. Telephone point. Radiator.

FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed sash window to side. Radiator. Airing cupboard. Additional storage cupboard.

BEDROOM ONE 17'2" xs 15'1" max (5.25 xs 4.60 max)

Double glazed sash windows to rear and side. Two radiators. LED lighting. Built in wardrobes. Door to ensuite.

ENSUITE

Double glazed sash window to rear. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Heated towel rail. Fitted mirror. LED lighting. Extractor fan. Ceramic tiled flooring.

BEDROOM TWO 15'2" x 16'11" max| (4.63 x 5.16 max|)

Double glazed sash windows to front and rear. Two radiators. LED lighting. Built in wardrobe. Door to ensuite.

ENSUITE

Three piece suite comprising double shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Ceramic tiled flooring.

BEDROOM THREE 14'11" x 11'11" (4.55 x 3.65)

Double glazed sash windows to front and side. Built in wardrobes. Radiator. LED lighting.

BEDROOM FOUR 10'3" x 8'7" (3.13 x 2.62)

Double glazed window to front. LED lighting. Access to part boarded loft space.

FAMILY BATHROOM

Double glazed obscure sash window to side. Three piece suite comprising freestanding bath, double shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc.. Heated towel rail. Extractor fan. LED lighting. Ceramic tiled flooring;

GARDEN

Laid to lawn with full width stone patio area. Gated access to side and rear. Outside tap.

DOUBLE GARAGE

Two up and over doors. Power and light. Water connection. Off road parking for two vehicles to front.

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.

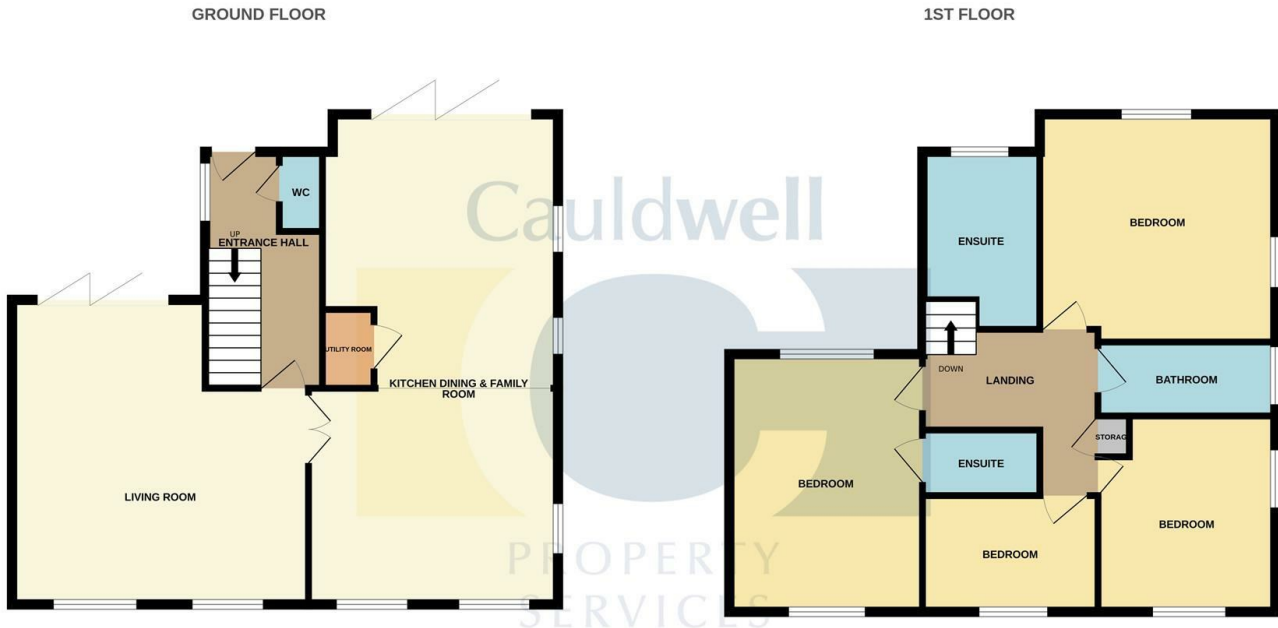
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Floor Plan



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Area Map



Energy Efficiency Graph

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

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