



**Water Eaton Road, Bletchley, Milton Keynes, MK2**

Milton Keynes

Offers Over  
**£300,000**

exp UK

Bedrooms: | Bathrooms: | Receptions:  
4 | 1 | 4

Council Tax Band: D

Tenure: Freehold

Property Type: Detached House

- A five minute drive to Bletchley Train Station with links to London Euston
- Potential HMO investment subject to Local planning
- Opposite a Co op, mosque, and church with strong local amenities
- Spacious and flexible accommodation ideal for families
- Modern fitted kitchen and downstairs WC
- Two reception rooms plus separate dining room and study
- Grade II listed property dating back to circa 1820 to 1840
- Recently renovated while retaining period character
- Four bedroom family home arranged over two floors
- EG1332



EG1332

This recently renovated and deceptively spacious four bedroom home offers flexible family living while retaining historic character, having been Grade II listed with Historic England. The property is known as The Chestnuts and dates back to approximately 1820 to 1840, recognised for its architectural and historical interest .

The accommodation is arranged over two floors. To the ground floor there is a welcoming entrance hall leading to two separate reception rooms, providing excellent space for family life and entertaining. A modern fitted kitchen sits alongside a dedicated dining room, complemented by a downstairs WC and a separate study which is ideal for home working or additional storage.

To the first floor are four well proportioned bedrooms, including a main bedroom and three further bedrooms suitable for children, guests, or flexible use. A family bathroom serves the upper floor.

The property has been thoughtfully updated while respecting its listed status, offering a blend of modern comfort and period charm. Buyers should note that the listing includes the structure itself and any fixed features in line with Historic England guidance .

Positioned directly opposite a Co op, a mosque, and a church, the home benefits from excellent local amenities and a strong community setting. Transport links, schools, and everyday conveniences are all within easy reach, making this an ideal purchase for families seeking space, character, and value.

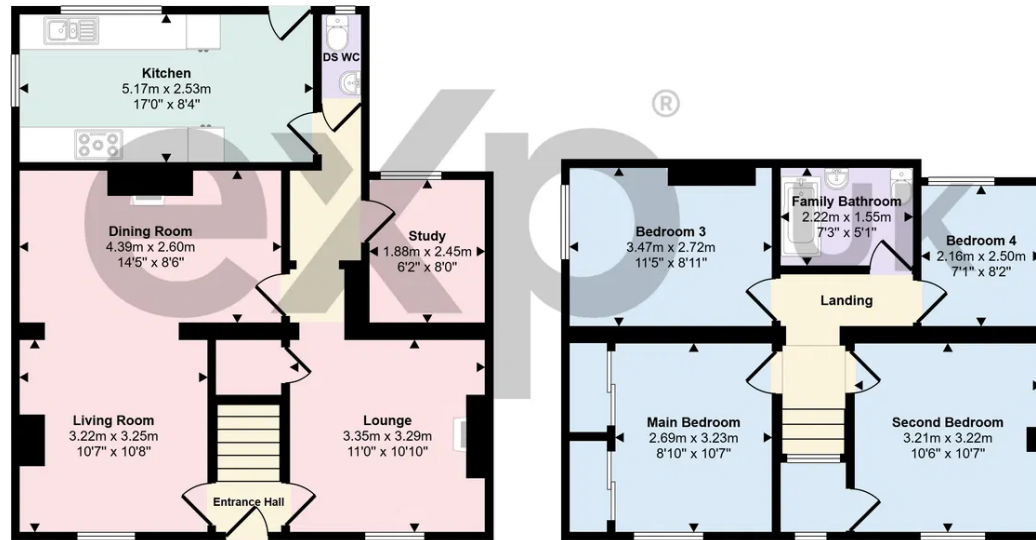
#### Photo Disclaimer

Please note that some images have been digitally enhanced and may include virtual staging, edited finishes, or improvements such as changes to furniture layout, flooring, carpets, and landscaping to demonstrate how the property could look when fully furnished or presented. These images are for illustration purposes only and do not represent items included in the sale. If you are travelling from a distance, we recommend arranging a virtual viewing or contacting us prior to your journey to ensure everything is arranged for your visit

Early viewing is highly recommended to fully appreciate the space, character, and location on offer.



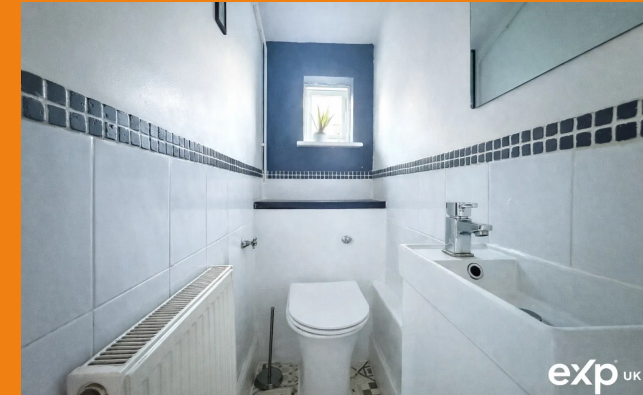
Approx Gross Internal Area  
115 sq m / 1238 sq ft



Ground Floor  
Approx 66 sq m / 707 sq ft

First Floor  
Approx 49 sq m / 531 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ethan Gaulter  
Local Estate Agent  
01908 464 950  
Ethan.Gaulter@exp.uk.com  
<https://ethangaulter.exp.uk.com>

ETHAN GAULTER

