



Tattam Close, Milton Keynes, MK15 0HB

FINE & COUNTRY  
fineandcountry.com™

**8 Tattam Close  
Woolstone  
Milton Keynes  
Buckinghamshire  
MK15 0HB**

**£850,000**

Located in one of Milton Keynes most desirable areas and surrounded by woodland, this four bedroom detached family home is less than 2 miles from Milton Keynes Central Station, with great connections into London. Situated at the end of this sought after 8 property cul de sac, this home occupies a generous sized plot. The property also has great potential for extension and is available for sale with NO ONWARD CHAIN.

The accommodation comprises, entrance porch, hallway, shower room, sitting room, family room/dining room, study and a kitchen/breakfast room on the ground floor. The first floor offers a master bedroom with a balcony, fitted wardrobes and a four piece en-suite bathroom. There are three further bedrooms and a dressing room. The four piece family bathroom completes the accommodation. To the outside, there is a large block paved driveway, double garage and rear garden.

- FOUR BEDROOM DETACHED
- THREE BATH/SHOWER ROOMS
- THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST
- MASTER BEDROOM WITH BALCONY & EN-SUITE
- GENEROUS PLOT WITH SCOPE TO EXTEND (STPP)
- DOUBLE GARAGE
- DESIRABLE SETTING & LOCATION
- NO ONWARD CHAIN
- PRIMARY & SECONDARY SCHOOLS





#### Ground Floor

The property is entered via a part glazed front door into the entrance porch with a tiled floor and a further part glazed door leading into the entrance hall. Stairs rise to the first floor landing, understairs storage cupboard, doors off to study, sitting room, kitchen/breakfast room and shower room.

The shower room has a white suite comprising low level w.c., wash hand basin and a fully tiled shower cubicle. Wood flooring. Window to side aspect.

The study is located to the rear of the property with a window to the rear aspect and a glazed door leading to the rear garden, which is surrounded by woodland.

The light and airy sitting room is accessed from the entrance hall and has two large picture windows to the rear aspect, two doors leading to the rear garden and two further windows to the side aspect. Open fireplace with a marble hearth.

The family/dining room has a glazed door leading to the rear garden with a further feature window to the front aspect.

The kitchen/breakfast room is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drainer. Integrated electric double oven, induction hob and extractor hood over. Space for fridge/freezer and a slim-line dishwasher. Plumbing for washing machine. Built-in storage cupboard. Stable door opening onto the rear garden. Two further windows, one overlooking the rear garden and one overlooking the driveway. Personal door leading to the double garage with overhead storage.

#### First Floor

Access to loft. Airing cupboard housing hot water tank. Further storage cupboard.

The master bedroom is located to the rear of the property with double glazed French doors opening onto the balcony which overlooks the rear garden and surrounding woodland. Two windows to the side aspect. Fitted wardrobes to one wall. Door to en-suite comprising low level w.c., wash hand basin, bidet and a free-standing double ended bath with a shower attachment. Obscure glazed window to rear aspect. The second bedroom has a window to the rear aspect ad two sets of fitted wardrobes. The third bedroom has a window to the front aspect and bedroom four has a window to the rear aspect and door leading to a dressing room.

The family bathroom has a suite comprising low level w.c., wash hand basin, bath and a double width shower. Obscure glazed window to the front aspect.

#### Additional Information

Mains gas, mains drainage, electricity and water are all connected.

The heating system is gas to radiator and the condensing boiler is located in the double garage. The local authority is Milton Keynes Council and the council tax band is Band G

#### Garage & Garden

The property is located at the end of a cul-de-sac and has a block paved driveway offering off-road parking for numerous vehicles. Double gated access to both sides of the property lead to hardstanding behind, which is prime for development, the storage of a motorhome/caravan or boat.

The double garage has double up and over front doors with power and light connected, wall mounted gas central heating boiler, access to the kitchen/breakfast room, and a window and door leading to the rear. The property enjoys a corner plot giving a large and private rear garden which is surrounded by woodland. The garden is mainly laid to lawn with well stocked planted borders, several paved seating areas, raised vegetable bed, fishpond and two under-cover wood stores.

#### Location - Woolstone

Woolstone is conveniently located for local amenities and offers easy access to Central Milton Keynes shopping centre and mainline railway which has high speed

services to London Euston (35 min) and the North. Woolstone flanks the Ouzel Valley Park which offers picturesque walks in open green space as well as the neighbouring Grand Union Canal.

Nearby are excellent local schooling options at both junior and senior levels as well as a local sports facility at neighbouring Woughton on the Green. Within in Woolstone there are local two pubs as well as a 13th century church.

#### 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.



**FINE & COUNTRY**  
fineandcountry.com™



Approximate Gross Internal Area  
 Ground Floor = 125.9 sq m / 1,355 sq ft  
 First Floor = 101.3 sq m / 1,090 sq ft  
 Total = 227.2 sq m / 2,445 sq ft  
 (Including Garage)

= Reduced headroom below 1.5m / 5'0



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Fine & Country



#### Viewing Arrangements

By appointment only via Fine & Country.  
 We are open 7 days a week for your convenience

01908 713253

miltonkeynes@fineandcountry.com

[www.fineandcountry.com](http://www.fineandcountry.com)

59 High Street, Stony Stratford  
 Milton Keynes MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)	A	82
(81-91)	B	82	57
(69-80)	C	57	57
(55-68)	D	57	57
(39-54)	E	57	57
(21-38)	F	57	57
(1-20)	G	57	57
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC