



Connells

Caldecotte Cottages  
Caldecotte Milton Keynes

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## Caldecotte Milton Keynes MK7 8AD

for sale guide price  
**£325,000**



### Property Description

This appealing home offers well-balanced accommodation arranged over two floors, combining character features with practical living space. The ground floor comprises a cloakroom, a comfortable living room featuring an exposed brick fireplace with wood-burning stove, a defined dining area and a well-fitted kitchen benefitting from a skylight, along with a modern family bathroom.

Upstairs, there are three bedrooms, including two doubles.

Externally, the property provides off-road parking to the front and a generous enclosed rear garden with both patio and lawned areas, ideal for entertaining and family use.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you

need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Kitchen

Modern fitted kitchen presented with a sleek range of high-gloss wall and base units complemented by dark work surfaces. The kitchen is equipped with an integrated oven and induction hob with extractor hood above, stainless steel sink with mixer tap, spotlight ceiling lighting and a skylight providing natural daylight. Finished with contemporary flooring and offering ample storage and workspace, making it both practical and stylish.

## Living Room

Attractive and welcoming living room featuring a characterful exposed brick fireplace with wood-burning stove inset, creating a focal point to the space. The room benefits from natural light via a front-facing window, complemented by recessed ceiling spotlights and wood flooring. A door provides access from the frontage, making this a warm and inviting room ideal for both relaxing and entertaining.

## Dining Room

Well-defined dining area offering ample space for a family dining table and chairs, ideal for both everyday meals and entertaining. The area benefits from wood flooring, recessed ceiling spotlights and a practical open-plan feel with easy access to the kitchen and adjacent living areas, creating a sociable and flexible layout.

## Bedroom One

A double bedroom, neutrally decorated in light tones to create a bright and airy feel. The room comfortably accommodates a double bed along with additional bedroom furniture, including storage drawers. Natural light is provided via a window to the front aspect, and the space benefits from a soft carpet underfoot. A doorway leads through to an adjoining room, offering flexibility for use as a dressing area, nursery, or additional storage, subject to individual needs.

## Bedroom Two

Well-proportioned double bedroom enjoying natural light from a double-glazed window. The room offers ample space for bedroom furniture, making it suitable for use as a guest bedroom, child's room or home office. Finished in neutral tones and providing a

comfortable and versatile living space.

## Bedroom Three

Single bedroom benefiting from a double-glazed window providing natural light. The room offers flexibility for use as a child's bedroom, guest room or home office, with built-in mirrored wardrobe storage enhancing practicality and making good use of the available space.

## Bathroom

Modern and well-presented bathroom fitted with a white suite comprising a panelled bath with shower attachment, wash hand basin and WC. The room features contemporary tiled walls, wood-effect flooring, a double-glazed window providing natural light, spotlight ceiling lighting and a chrome heated towel rail radiator, creating a bright and practical space.

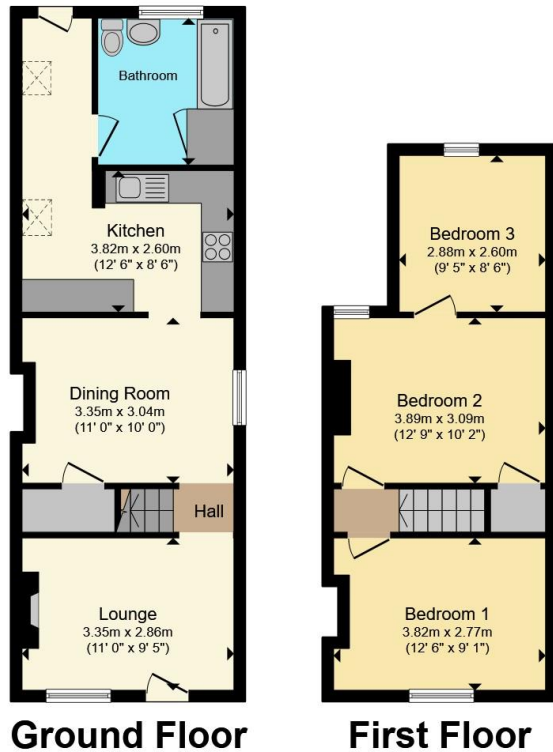
## Front Garden

Paved frontage providing off-road parking, complemented by established hedging and mature planting which add privacy and kerb appeal. A pathway leads to the main entrance, with the approach set back from the road and enjoying a pleasant outlook along the neighbouring street.

## Rear Garden

Generous and well-established rear garden offering a pleasant blend of paved and lawned areas, ideal for outdoor entertaining and family use. The garden features a spacious patio area suitable for seating and dining, leading to a lawn bordered by mature shrubs, plants and a distinctive feature tree. Fully enclosed by fencing, the garden provides a good degree of privacy and a peaceful outdoor retreat.





Total floor area 81.9 m<sup>2</sup> (881 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: Council Tax  
 Awaited Band: C

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Tenure: Freehold



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