

Woolstone, Buckinghamshire

MICHAEL GRAHAM









A modern four bedroom detached property with an open plan kitchen/breakfast room and four reception rooms with a double garage, driveway parking and a rear garden located in the Woolstone.

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66 Pattison Lane

Woolstone, Milton Keynes,
Buckinghamshire, MK15 0AY

4 bedrooms

4 reception rooms

3 bathrooms

EPC Rating Band C

This two-storey house has over 2,850 sq. ft. of accommodation and is accessed via an enclosed glazed porch into an entrance hall with a cloakroom and stairs to the first floor. There is a dual aspect kitchen/breakfast room with access to an adjacent utility room. A dining room has French doors to the patio and garden, as does the sitting room which also leads into a snug and a study.

Leading off the first floor landing, the dual aspect principal bedroom, measuring over 22 ft. by over 16 ft., has an en suite shower room and views of the garden. Bedroom two has a range of built-in storage and an en suite bathroom. Bedrooms three and four share a bathroom with a four piece suite and built-in cupboard.

Outside and to the front, the property is accessed via a five-bar timber gate onto a block paved drive with parking for at least four cars ahead of a double garage. There is side access to the enclosed rear garden.

- Detached property
- Four bedrooms, three bath or shower rooms
- Four separate reception rooms
- Open plan kitchen/breakfast room
- Utility room and cloakroom
- Enclosed rear garden
- Double garage, driveway parking for four cars
- Village location

Additional Information

- Mains Water, Gas, Electricity
- The Local Authority is Milton Keynes City Council
- The property is in council tax band G

Kitchen and Breakfast Room

The kitchen area has a range of Shaker style wall and floor units with wood block worksurfaces and tiled splashbacks, a stainless steel one-and-a-half sink and drainer, and tiled flooring. Integrated appliances include a dishwasher and an upright fridge/freezer and there is space for a range style cooker with an extractor over. The tiled floor continues through to the breakfast room merging into a wooden floor where there is a box bay window to the front, an internal window, and a partially glazed door into the utility room, which has fitted units and an inset sink as well as a window and an external door to the side.











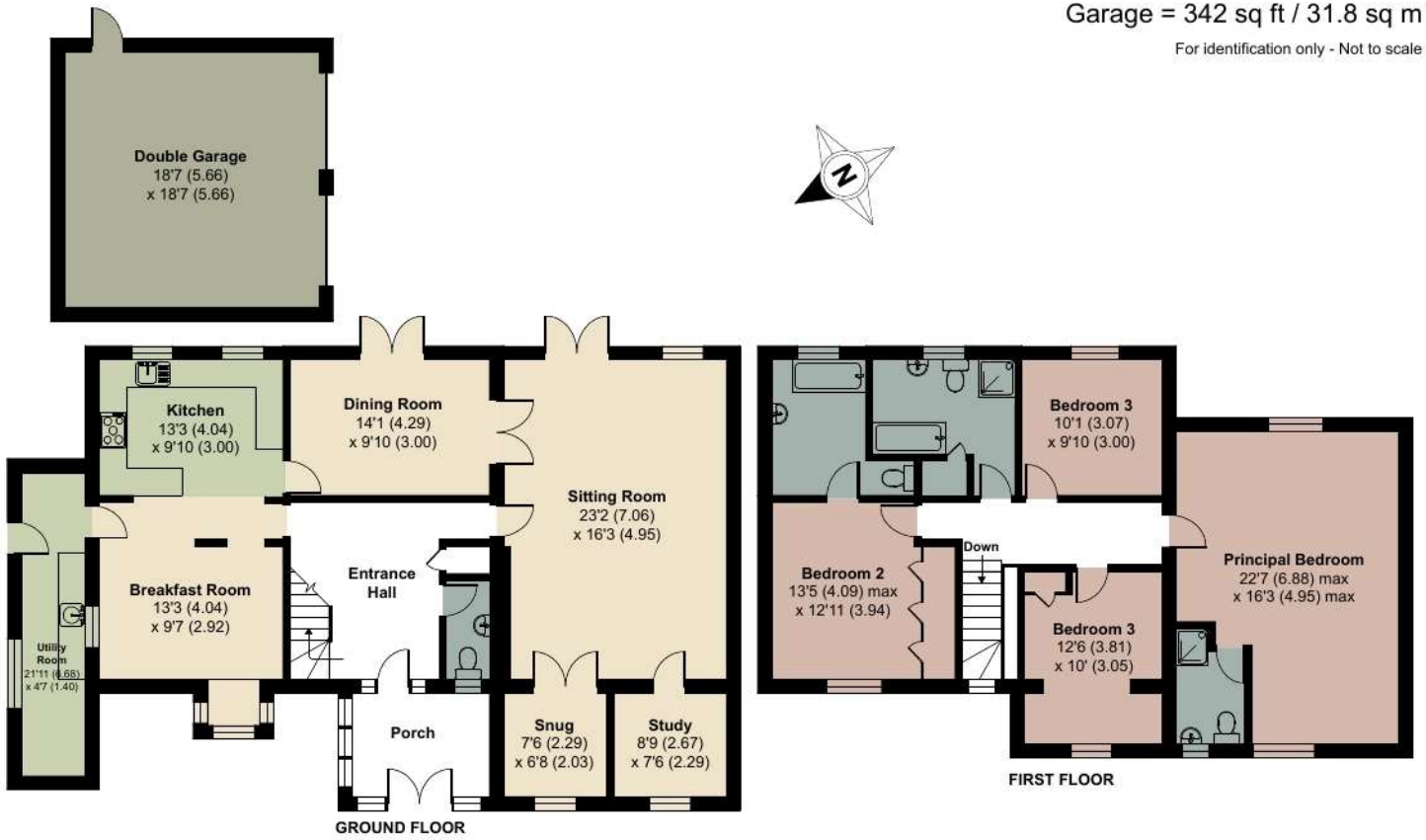


Rear Garden

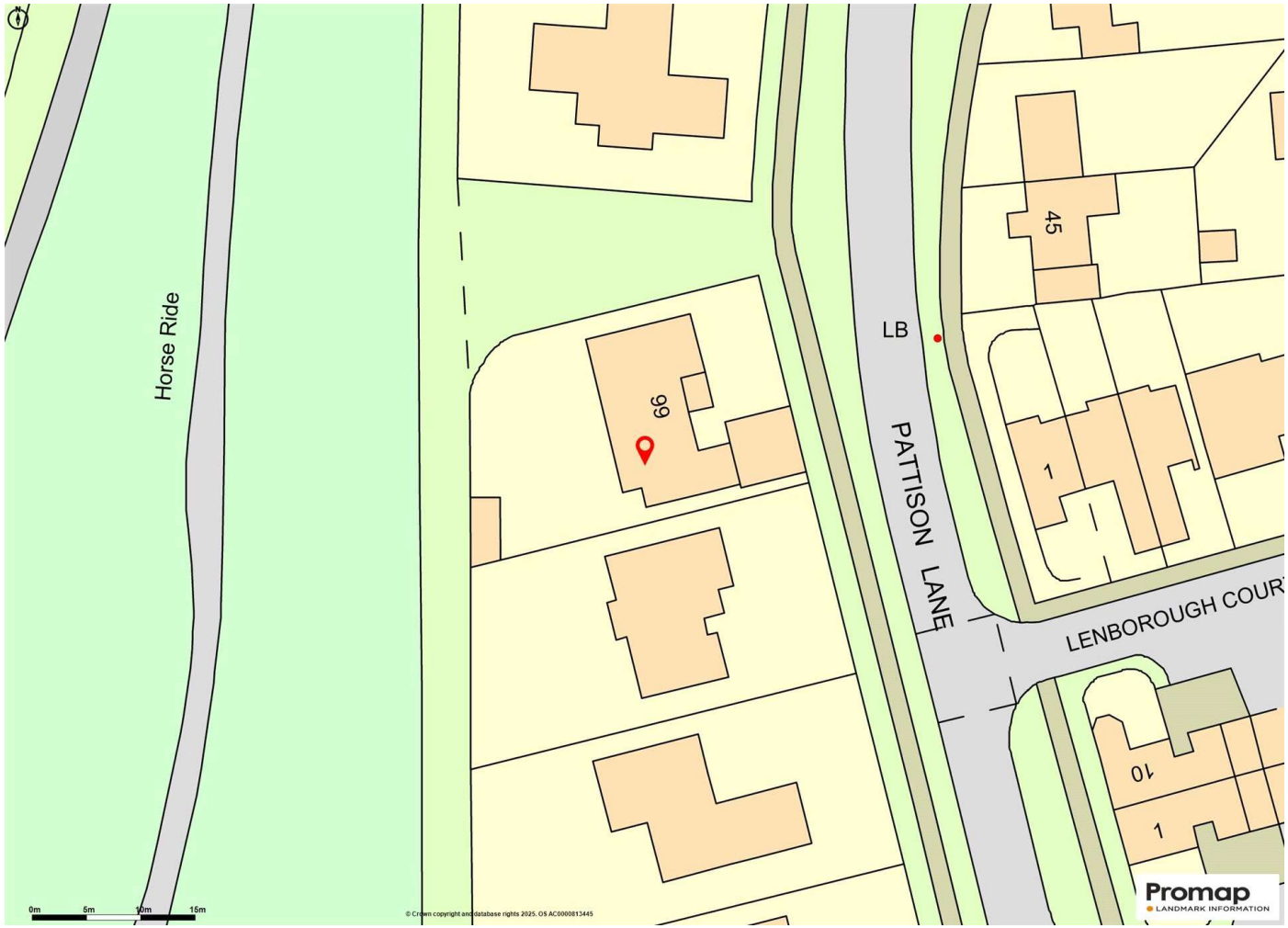
French doors in both the sitting and dining rooms open onto a paved patio with continues along the width of the property, covered by a wooden pergola with climbing shrubs. A step leads up to the raised lawn with a specimen tree, flower and shrub beds, and borders. To the side, a step down from the lawn leads to a kitchen garden with retained raised beds, one with a fruit cage. The garden is enclosed by fenced boundaries.



Total = 2852 sq ft / 264.6 sq m
Approximate Area = 2510 sq ft / 233.2 sq m
Garage = 342 sq ft / 31.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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Situation and Schooling

Nearby leisure facilities include Willen Lake (1 mile) and Woburn Golf Club (approx. 7 miles way. Shopping facilities include the Kingston Centre (2 miles) and Central Milton Keynes (3 miles). The property is situated in the Oakgrove school catchment area and there are GP surgeries in Walnut Tree and Middleton.

3 miles from M1 junction 14

3 miles from Milton Keynes station

32 minutes from Euston

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