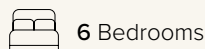




9 Tene Acres  
*Milton Keynes*

**MICHAEL GRAHAM**



6 Bedrooms



3 Reception Rooms



5 Bathrooms



Gym



23 ft. 3 by 22 ft. 1 Garage

### Additional Rooms:

#### Ground Floor:

Entrance Hall, Bar/Entertaining Room, Study/Potential Cinema Room

#### First Floor:

Landing, Inner Landing, Kitchen/Breakfast Room, Utility Room, Ironing Room, Cloakroom

#### Second Floor:

Landing, Inner Landing, Dressing Room

#### Total Area:

Total 4550 sq. ft. including the garage

9 Tene Acres  
Shenley Church End  
Milton Keynes  
Buckinghamshire  
MK5 6JR

## *An overview of 9 Tene Acres, Milton Keynes*

A six bedroom three storey detached house with over 4,000 sq. ft. of versatile accommodation with annexe potential, gated driveway parking, a garage, and wraparound gardens in a cul-de-sac overlooking the historic Shenley Toot which is a Scheduled Monument with the remains of a motte and bailey castle.

The house is set over three floors and is built on a sloping site with the principal reception rooms and kitchen located on the first floor to benefit from rear garden access and views over The Toot which is a peaceful open grassy space which is occasionally used to graze cows and sheep. There are three reception rooms on the first floor, with additional versatile rooms on the ground floor including an entertaining space with a bar, an additional room which is currently used as a study but could be used as a hobby room or cinema room as required, and a home gym.

The four main bedrooms are on the second floor with a dressing room and en suite shower room for the principal suite and separate bath and shower rooms for the other bedrooms. The ground floor has two additional bedrooms,

an en suite shower room and another family shower room. The whole floor could be used as separate accommodation for guests, staff or multi generational families who want to live together while maintaining some independence. Alternatively, the rooms would work as offices for a home business.

The vendors purchased the property about 10 years ago and have made several improvements including a bespoke kitchen/breakfast room, refitted bath and shower rooms, marble floors and skirting boards, and a new boiler. The property has gas fired wet underfloor heating throughout and is double glazed with large windows and full height glazed doors allowing in plenty of natural light on the two main floors.



# *Ground Floor*

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The front door has a wing window for natural light and opens into a marble tiled entrance hall which has stairs to the first floor with understairs storage housing some of the manifolds for the underfloor heating, and a further built-in double cupboard for coats and shoes.

A door opens to an inner hall which is currently used for entertaining with a bar, but could alternatively be used as a games or play room. It has marble flooring and access to the two bedrooms, a shower room, and another room which could be used as a study, a hobby room, a cinema room, or a kitchen for self contained separate accommodation if required.

The gym on the ground floor is accessed via the garage.



# *First Floor*

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The first floor landing has a full height window to the front, a door to the dining room and a door to an inner landing which has an opening to the kitchen, doors to the other two reception rooms, and a cloakroom which has a vanity washbasin, a WC, and manifolds for the underfloor heating.

## **Principal Reception Rooms**

The three principal reception rooms are on the first floor. The drawing room has dual aspect windows with a bay window to the front with a deep sill, and a wide picture window to the side with views over The Toot open space. The dining room and sitting room are linked by double doors and the sitting room has double doors to the inner landing and bi-fold doors to a paved terrace in the garden giving a good flow through the internal and external space for modern family life and entertaining. The sitting room has a feature brick inglenook fireplace which has a timber bressumer beam over and a right angle window, and houses an electric coal effect fire.





### **Kitchen/Breakfast Room**

The kitchen/breakfast room measures just under 26 ft. by nearly 23 ft. and was refitted in July 2022 with a comprehensive range of full height, wall and base units by the German company Leicht, including pan drawers and a magic corner carousel, and a large breakfast island with additional storage. Dekton splashbacks and worksurfaces incorporate a breakfast bar to seat six on the island, and a wide Blanco sink with an Insinkerator waste disposal, a mixer tap, and two smaller taps, one dispensing soap and one for purified water. The sink is set under a window overlooking the rear garden and there are also glazed doors to the rear terrace.

Appliances by Siemens include an electric oven, a microwave, a warming drawer, two dishwashers, and an induction hob and five ring gas hob under a wide extractor by Novy. There is also a Liebherr full height larder fridge, and an undercounter freezer.

### **Utility Room and Ironing Room**

The utility room has a part glazed door and window to the side, and a built-in storage cupboard which houses the Worcester boiler. There are Leicht wall and base units, and a sink. Two base units support a work surface which creates a desk area under the window with space for two stools. If a desk is not required then the space could be utilised for a pet bed or doors could be added to make an additional storage cupboard.

The adjoining ironing room has a range of floor to ceiling Leicht cupboards spanning one wall and space to leave the ironing board out if desired.





### Principal Bedroom Suite

The principal bedroom on the second floor has a vaulted ceiling and is split level with the bed area on the lower level with a Velux window, and steps up to a raised level which has space for a study area or dressing table, and also has space for seating by a bay with a large picture window overlooking The Toot. A glazed door leads to a balcony with space for seating and views over The Toot.

A feature arch leads to a dressing room which has a range of built-in wardrobes on either side and access to the fully tiled en suite shower room which has a walk-in shower cubicle with a rainwater and standard showers, a vanity washbasin and matching wall hung cupboard, and a Villeroy and Boch WC with a Geberit flush.

### Other Bedrooms and Bathrooms

There are three further double bedrooms on the second floor. Two are a similar size and each has a window overlooking the rear garden and two sets of built-in double wardrobes. The other bedroom has a window to the front, a part vaulted ceiling and a range of sliding door wardrobes.

These bedrooms share a family bathroom and a family shower room. Both have vanity washbasins and Villeroy and Boch WCs and one has a walk-in shower and the other has a bath with a shower over.

There are two further double bedrooms on the ground floor, one currently used as a study. One has a bay window with a deep sill to the front and built-in double wardrobes either side of the bed, and the study/bedroom has a window to the side, a built-in double cupboard and an en suite shower room. There is also a second family shower room on the ground floor.





# *Gardens and Grounds*

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The property is screened by mature hedges and trees and sits almost in the centre of a plot of just under 0.27 acres. Electric gates open to a gravel driveway which provides parking for at least five cars and access to the integral garage which has two up and over doors, a pedestrian door, and power and light connected. There are two electric car charging points at the front of the house and the property has external security lights.

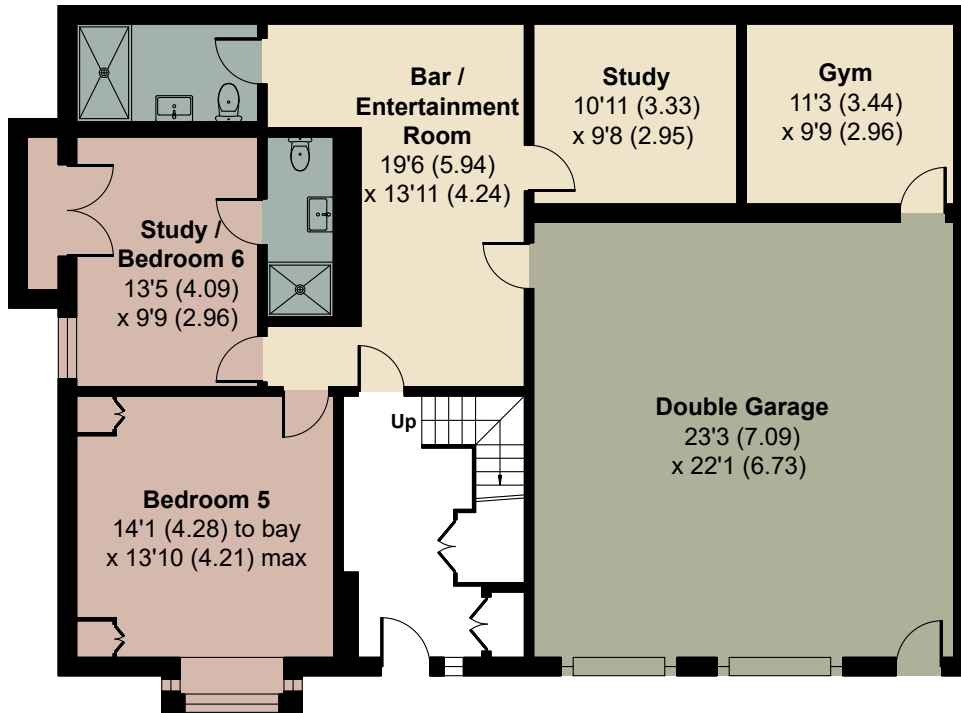
The wraparound gardens are mainly laid to lawn with a variety of mature shrubs and trees including magnolia and apple trees and an oak tree which supports a swing. Outside the sitting room and kitchen doors there is a paved terrace which has ample space for tables and chairs for al fresco dining and entertaining.

From near the entrance gates, a paved path, suitable for wheelchairs, winds up through raised beds at the side of the driveway and leads round to the rear of the property on the first floor. On the other side of the house there are steps up to the utility room door and the rear garden beyond.

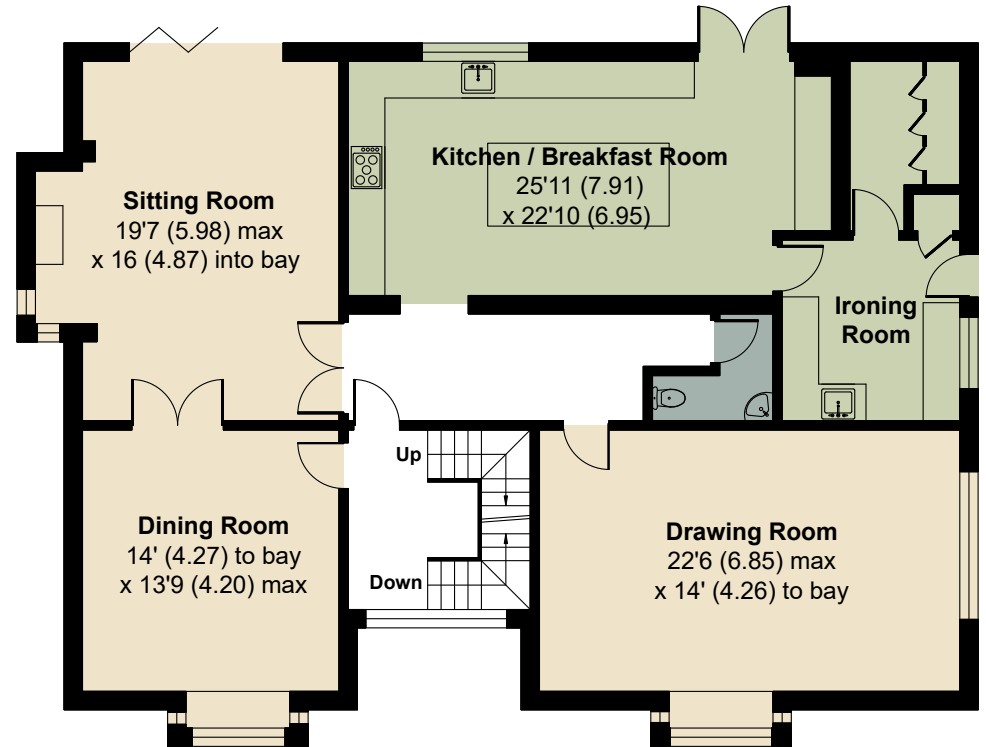




# Floorplan



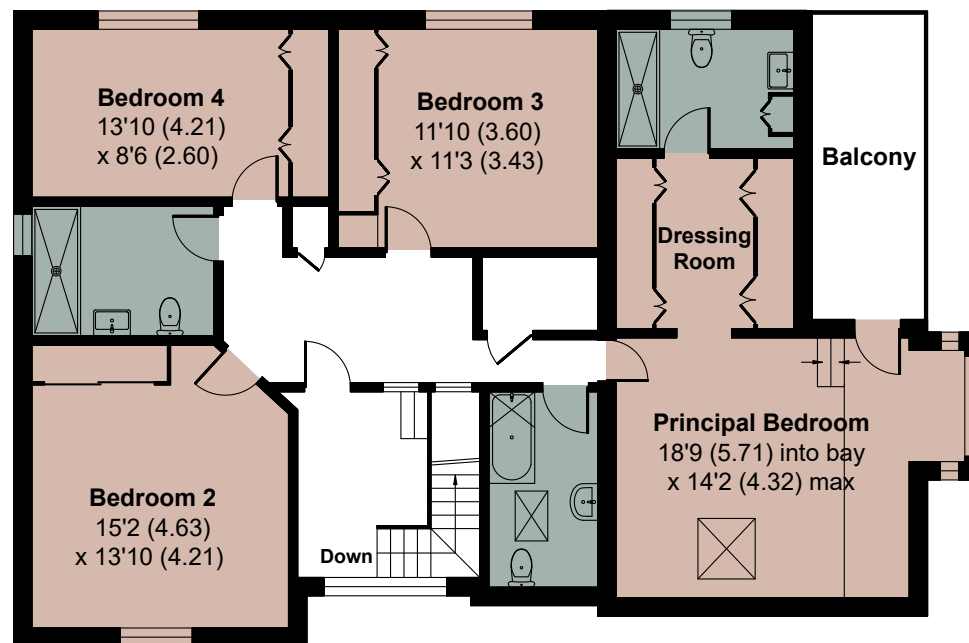
GROUND FLOOR



FIRST FLOOR

**Total:** 4550 sq. ft. / 422.6 sq. m.  
**Approximate Area:** 4023 sq. ft. / 373.7 sq. m.  
**Garage:** 527 sq. ft. / 48.9 sq. m.

For identification only - Not to scale



**SECOND FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



## *Within easy reach*



Milton Keynes: **2.6 miles**

Woburn: **11 miles**

Northampton: **22 miles**

Oxford: **44 miles**

Cambridge: **50 miles**

London: **60 miles**



Milton Keynes Theatre District: **3.3 miles**

MK Dons: **4 miles**

Woburn Golf Club: **9 miles**

Silverstone: **13.5 miles**

Northampton County Cricket: **23 miles**

Northampton Saints RFC: **23 miles**



Milton Keynes: **London Euston (32 minutes)**



Thornton College School for Girls: **8 miles**

Swanbourne House School: **9.5 miles**

Akeley Wood School (Junior): **10 miles**

Akeley Wood School (Senior): **14 miles**

Royal Latin School: **13 miles**

Stowe School: **17 miles**



Luton Airport: **28 miles**

Heathrow Airport: **60 miles**

Birmingham Airport: **65 miles**



A5 V6 junction: **3 miles**

M1 junction 14: **9 miles**

## *Locality*

Shenley Church End has a local centre which includes a pharmacy, a medical practice and a dental surgery. Glastonbury Thorn First School is within 15 minutes' walk and takes pupils from 4 years of age. The property is also within the catchment for Denbigh Academy. There is Sainsbury's Supermarket opposite the Shenley Leisure Centre.

For other amenities the property is just 2.6 miles or 8 minutes' drive from the city of Milton Keynes which has one of the largest covered shopping centres in Europe as well as a theatre, cinemas, other leisure activities including an indoor ski slope, and commuter trains to London in as little as 32 minutes.



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## *Directions*

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From J14 of M1 take A509 toward MK. At 1st roundabout take 3rd exit on H5 Portway.

Follow all the way to V3 Fulmer Street and take 1st exit on roundabout.

Take 1st left into Vache Lane and the 2nd right onto Oakhill Road.

The 2nd left is into Tene Acres. The property is first on the right.

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### **ADDITIONAL INFORMATION**

Services: Mains Water, Gas, Electricity

Local Authority: Milton Keynes Council

Council Tax: Band G

EPC Rating: D

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These particulars are not an offer or contract, nor part of one. You should not rely on statements or information by Michael Graham in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Michael Graham has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents or sellers. The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



To arrange a viewing please contact:

*Michael Graham* Stony Stratford

T: 01908 307300 W: [michaelgraham.co.uk](http://michaelgraham.co.uk)



**MICHAEL GRAHAM**