



## Rushmere, Milton Keynes, MK10 9AA

### Offers Over £650,000

A Rarely Available Four-Bedroom Character Home in the Heart of Broughton Village

Cauldwell Property Services are delighted to offer for sale this rarely available four-bedroom family residence, set in a secluded position within the highly desirable location of Broughton Village. This charming home offers a wealth of character and versatile living space, making it a truly unique opportunity.

The accommodation comprises an inviting entrance hall, a beautifully refitted kitchen/breakfast room, a lounge with patio doors opening to the rear garden and an open fireplace, a dining room, and a family room with annex potential, benefitting from an adjoining utility room. The ground floor also provides a guest bedroom with en-suite.

To the first floor, there are three further double bedrooms with a dual aspect principle bedroom and a refitted family bathroom, offering generous space for all the family.

Externally, the property enjoys stunning front and rear gardens, while a private gravel driveway provides ample off-road parking for several vehicles.

## ENTRANCE



Entrance through front door into entrance hall. Doors to kitchen, dining room, bedroom two, and living room. Radiator. Coving to a skinned ceiling. Under stair storage cupboard. Walk in pantry.

## KITCHEN 11'7" x 10'1" (3.54 x 3.08)



Refitted kitchen fitted with a range of soft close wall and base units. Quartz work surfaces incorporating sink and drainer with mixer tap. Built in double ovens and microwave, built in warming drawer. Four ring gas hob and extractor. Built in dishwasher, built in fridge freezer. Double glazed window to the front. Skinned ceiling with inset lighting.

## DINING ROOM 10'1" x 9'1" (3.09 x 2.79)



Double glazed French door to the front. Double internal doors to living room. Radiator. Vaulted ceiling.

## LIVING ROOM 14'7" x 10'8" (4.47 x 3.27)



Recess area not measured. Double glazed French doors to the rear. Feature fireplace and surround. Coving to skinned ceiling. Radiator. Door through to family room.

## FAMILY ROOM 19'3" x 11'1" (5.87 x 3.39 )



Dual aspect, with double glazed doors and windows to front and rear aspects. Vaulted ceiling. Door to utility.

## UTILITY ROOM

Fitted with base units, Work surfaces incorporating sink and drainer. Plumbing for washing machine and space for tumble dryer. Splash back tiles. Double glazed window to the side.

## BEDROOM TWO 8'4" x 13'3" (2.55 x 4.04)



Measured into double door fitted wardrobe. Double glazed window to the rear. Double glazed door to the rear. Radiator. Skinned ceiling with inset lighting. Door to ensuite.

## ENSUITE



Three piece ensuite. Double tiled shower cubicle with overhead 'rain shower' and wall mounted shower heads. Low level wc, wash hand basin, housed in a vanity unit, with soft close drawers. Frosted double glazed window to the side. Skinned ceiling with inset lighting. Extractor. Wall mounted boiler.

## FIRST FLOOR LANDING

Doors to bedroom one, three and four. Loft access.

## BEDROOM ONE 14'8" x 12'5" (4.48 x 3.79)



Dual aspect. Double glazed window to the front. Double glazed window to the rear. Fitted wardrobes. Two radiators. Coving to a textured ceiling.

### **BEDROOM THREE 11'6" x 10'0" (3.52 x 3.07)**



Double glazed window to the front. Radiator. Coving to a textured ceiling.

### **BEDROOM FOUR 8'4" x 7'10" (2.55 x 2.41)**



Double glazed window to the rear. Radiator.

### **FAMILY BATHROOM**



Refitted three piece suite. Panelled bath with centralised mixer tap and shower over. Low level wc, wash hand basin with cupboard surround and mixer tap. Splash back tiles. Shaver point. Heated towel rail. Tile walls. Tiled floor. Frosted double glazed window to the rear. Skimmed ceiling with inset lighting.

### **REAR GARDEN**



Enclosed rear garden with lawn. Patio area. Raised bedding area. Flower beds. Wooden fence panel surround. Outside tap.

### **FRONT**



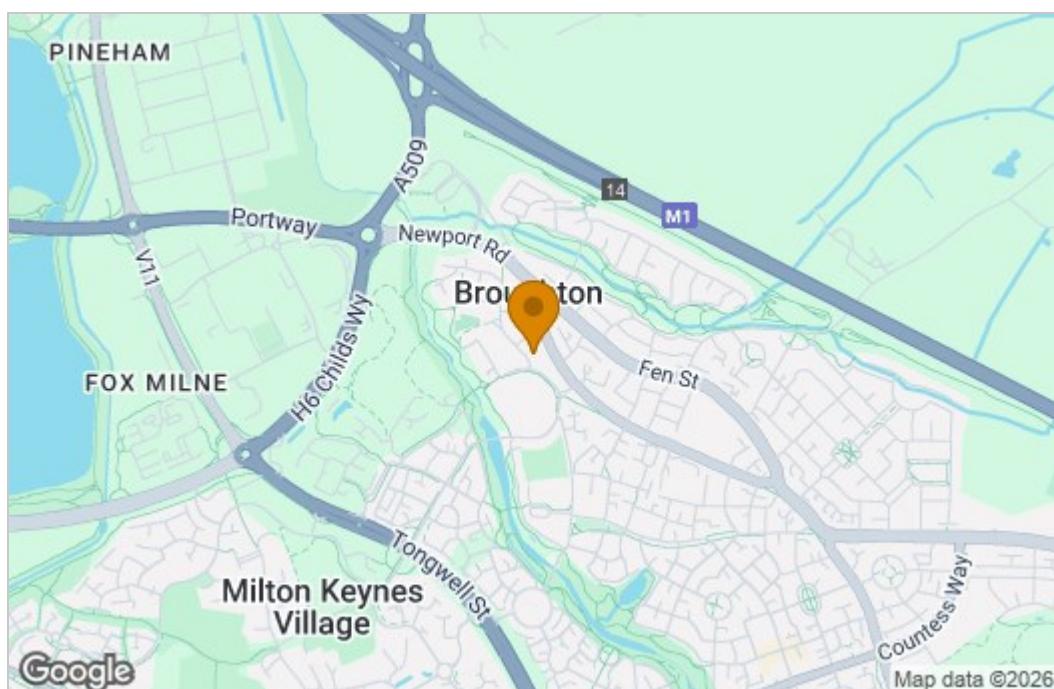
Enclosed front garden with patio. Mature tree, flower and shrub borders. Outside lighting. Outside tap. External electric socket. Substantial gravel driveway with parking for several vehicles and electric car charging point.

## Floor Plan

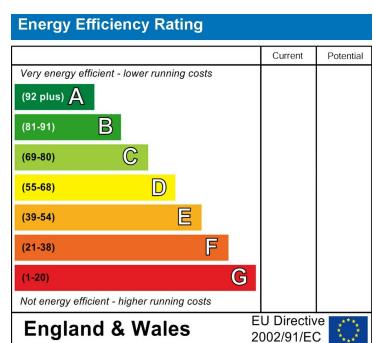


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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