

THOMAS CONNOLLY

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**Powells Barn Tattenhoe Bare Farm, Whaddon Road, Kingsmead,
Milton Keynes, Buckinghamshire. MK4 4AD**

NO CHAIN £795,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Powells Barn was built on a period farmhouse and converted to provide barn-style accommodation.

This property is a well proportioned barn conversion, of part timbered brick elevations under a tiled roof. It forms one of three stylish properties around a courtyard, enjoying a fine rural aspect, adjoining open farmland between

Whaddon and Tattenhoe. The stylish open plan sitting room and dining room provides a bright aspect with windows and french doors to three elevations. Careful attention has been given to the choice of colours and materials throughout the property, notably to the main reception rooms, where there is terracotta tiled flooring, a central brick open fireplace and chimney breast, and dramatic white painted open vaulted ceiling. The well fitted kitchen and breakfast room has a double aspect with views to both the front and rear of the property. A lengthy inner hallway provides access to the bedrooms and main bathroom.

There is a pump room housing the boiler, which makes an ideal space to dry laundry due to its size, as well as storage cupboards and an airing cupboard. The entirety of the barn benefits from underfloor heating.

The grounds are mature and leafy, and offer a semi-rural feeling even though the location is only three miles to Central Milton Keynes. Trees such as an oak, ash and cherry offer privacy and a sense of seclusion.

Parking is provided by a double carport with the ability to park in front too. Accessed from within the carport is a storage room which could be utilized as an outside room.

Kingsmead is part of the Shenley Brook End & Tattenhoe Parish Council. It is located at the south-western edge of the city, not far from the ruins of Snelshall Priory and close to Howe Park Wood, one of England's few remaining primeval woodlands, and home to a wide variety of wildlife. It is on the edge of Milton Keynes Boundary, bordering Whaddon and Aylesbury Vale. Tattenhoe Valley park is close by for walks and cycle rides.

FEATURES

- WELL PROPORTIONED BARN CONVERSION
- THREE MILES FROM CENTRAL MILTON KEYNES
- FOUR BEDROOMS
- CARPORT AND DRIVEWAY PARKING
- NO CHAIN
- ONE OF THREE STYLISH PROPERTIES AROUND A COURTYARD
- UNDERFLOOR HEATING THROUGHOUT
- HOME TO A VARIETY OF WILDLIFE



ROOM DESCRIPTIONS

GROUND FLOOR

KITCHEN

10' 7" x 14' 6" (3.23m x 4.42m)

UTILITY ROOM

6' 9" x 9' 3" (2.06m x 2.82m)

SITTING ROOM

14' 7" x 21' 5" (4.45m x 6.53m)

DINING ROOM

11' 3" x 14' 6" (3.43m x 4.42m)

MASTER BEDROOM

16' 4" x 13' 9" (4.98m x 4.19m)

ENSUITE TO MAIN BEDROOM

BEDROOM TWO

12' 1" x 11' 7" (3.68m x 3.53m)

EN SUITE TO BEDROOM TWO

BEDROOM THREE

11' 7" x 13' 3" (3.53m x 4.04m)

BEDROOM FOUR

9' 0" x 12' 0" (2.74m x 3.66m)

MAIN BATHROOM

CLOAKROOM

FRONT AND REAR GARDENS

CARPORT

17' 10" x 16' 0" (5.44m x 4.88m)

PLEASE NOTE

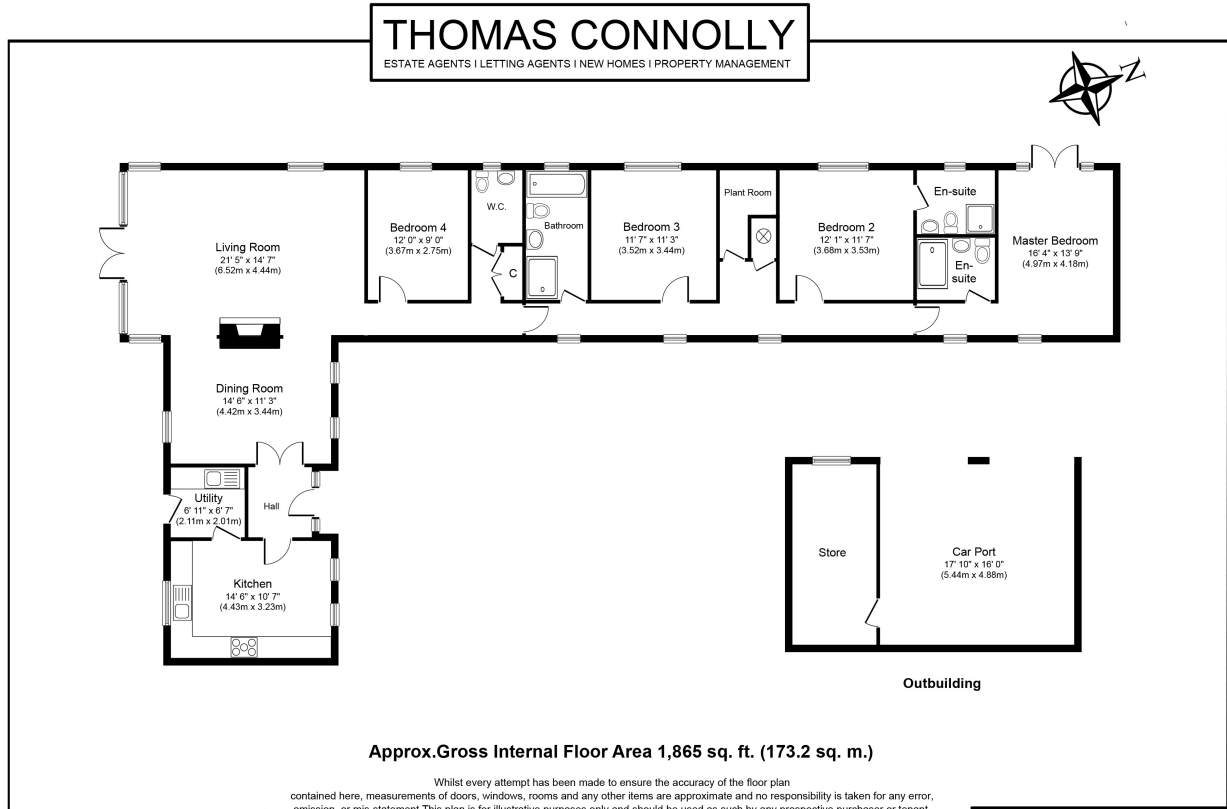
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FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	