

# CHARLES ORLEBAR

Estate Agents & Auctioneers



13 Gregories Drive, Wavendon Gate, Milton Keynes, MK7 7RL

£950,000



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£950,000

# 13 Gregories Drive

Milton Keynes, MK7 7RL

- 5 Double bedrooms
- Offroad parking and double garage
- Internal vacuum
- 5 Piece master ensuite
- Over 2400sqft
- Sought after location
- 3 Reception rooms
- Ample storage

Set within a prestigious enclave of executive family homes on Gregories Drive, Wavendon Gate, this substantial detached residence is one of a kind and offers over 2,400 sq ft of beautifully proportioned accommodation, ideal for modern family living.

The property enjoys excellent kerb appeal and provides ample off-road parking alongside a double garage, making it perfect for families and those who love to entertain. Inside, the home is thoughtfully appointed throughout and benefits from a built-in internal vacuum system for added convenience. The layout offers generous living spaces with a great sense of flow, while the low maintenance rear garden provides a private outdoor retreat, ideal for relaxing with minimal upkeep.

Upstairs, the standout feature is the impressive principal bedroom, boasting incredible ceiling height, built-in wardrobes and a luxurious five-piece ensuite bathroom. Three of the five bedrooms also feature built-in wardrobes, offering excellent storage and practicality for family life.

Perfectly positioned for commuters, the home offers easy access to the A421, M1 and Milton Keynes' wider road network. Nearby train links include Bletchley and Milton Keynes Central stations, providing direct services to London and beyond. Excellent local schooling options are close at hand, with a range of highly regarded primary and secondary schools within easy reach.

Everyday amenities are also conveniently located, including supermarkets and shops at Kingston District Centre, as well as an excellent selection of cafés, restaurants and leisure facilities in the local area. For more extensive shopping, dining and entertainment, Central Milton Keynes is just a short drive away.

A superb opportunity to secure a spacious executive home in one of Milton Keynes' most sought-after residential locations.



## Hall

Living Room 11'8" x 20'5" (3.56m x 6.23m)

Office 10'3" x 11'10" (3.12m x 3.61m)

Kitchen/Breakfast Room  
13'3" x 13'3" (4.03m x 4.03m)

Utility 4'8" x 6'7" (1.41m x 2.00m)

## WC

Dining Room 11'3" x 14'0" (3.42m x 4.27m)

## Double Garage

## Landing

Bedroom 1 16'8" x 16'4" (5.08m x 4.99m)

## En-suite

Bedroom 2 13'2" x 13'3" (4.02m x 4.04m)



En-suite

Bedroom 3

8'3" x 11'8" (2.52m x 3.55m)

Bedroom 4

11'8" x 10'1" (3.56m x 3.08m)

Bedroom 5

11'8" x 9'11" (3.56m x 3.03m)

Family Bathroom





## Floor Plans



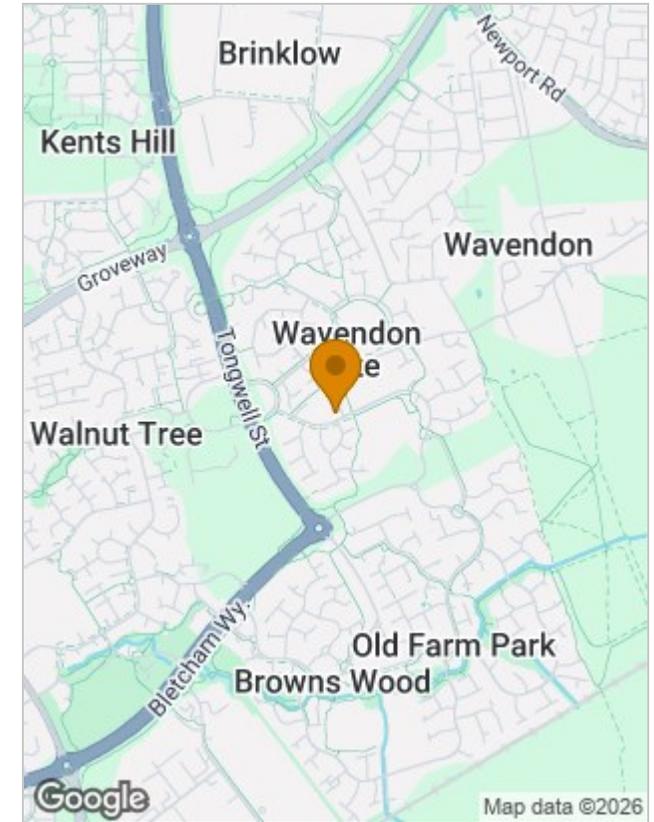
## Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

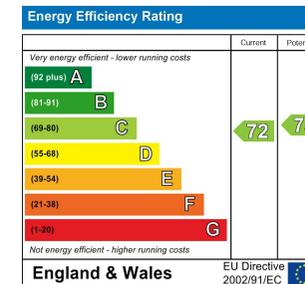
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## Location Map



## Energy Performance Graph



**Council Tax Band: G**  
Milton Keynes

**Tenure: Freehold**