





A once in a generation opportunity to purchase this imposing detached Grade II listed Queen Anne property in the highly sought-after location of Great Brickhill. Boasting four well-proportioned reception rooms and six generous bedrooms. Sitting in just over an acre plot, benefitting from a tennis court, garage and coach house.

ENTRANCE HALL

Traditional wooden front door leading to the large and welcoming entrance hall. Wide staircase rising to the first floor and doors to all downstairs rooms.

FAMILY ROOM

A well-proportioned square reception room with two sash windows to the front of the property. Open fire place with natural brick surround and a wooden mantel piece. Four wall mounted shelves and a picture rail.

LIVING ROOM

A light and airy, spacious lounge with two sash windows to the side of the property. Open fire place with a stone hearth and mantel piece. Decorative wooden radiator cover and picture rail.

KITCHEN/BREAKFAST ROOM

The kitchen breakfast room benefits from three sash windows which makes it a very light room. The kitchen is well fitted with a range of floor and wall units with white wooden doors. There are black laminate work tops, a chrome sink and drainer, and tiled splash backs. There is a built-in double oven, microwave and electric hob with extractor fan. There is an integrated freezer, space for a fridge, and plumbing for a dishwasher. The breakfast area has a ceramic tiled floor. There are built in cupboards and drawers for extra storage. A feature of this room is the traditional wood burning oven. A wooden stable door leads through to the garden room.

DINING ROOM

The impressive dining room has a polished wood floor and two sash windows to the front of the property, and one obscured window to the side. There is an open fire place with a natural brick surround and stone mantel piece. Built in floor to ceiling cupboards with wooden doors offer useful storage.

GARDEN ROOM

The garden room is accessed from the kitchen. It has a tiled floor and double patio doors leading to the patio, and a further door to the side. This room lends itself to different uses, and there is additional space and plumbing for a washing machine and tumble drier.

BOILER ROOM

Leading from the garden room is the boiler room housing the central heating boiler. There is a window to the rear. A useful storage area with shelving, and space for coats and boots.

CLOAKROOM

The downstairs cloak room includes a wash basin with cupboards below and tiled splash back. It has a tiled floor and a sash window to the side of the property.

FIRST FLOOR LANDING

The first-floor landing has doors to all first-floor rooms. There is a large area with a sash window flooding the landing with light, that is currently being used as a study. There is a shelved airing cupboard housing the hot water tank and immersion heater.

MASTER BEDROOM

An impressive dual aspect bedroom with two sash windows both enjoying views over the grounds. There are two double wardrobes with hanging and shelving. There is a third double cupboard that opens to reveal an en-suite.

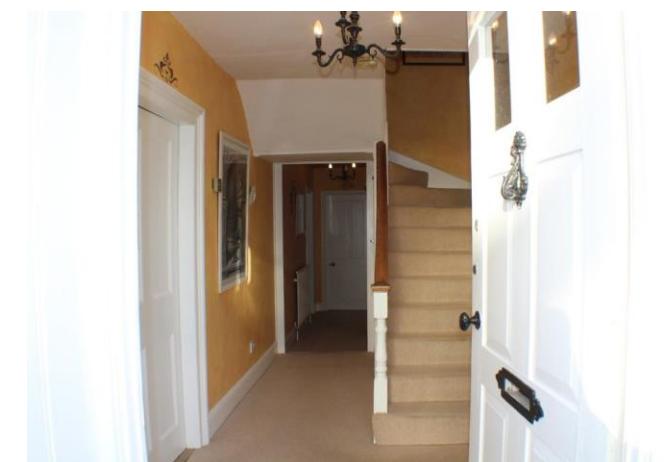


BEDROOM TWO

An exceptionally light and airy, very large double bedroom with two sash windows to the front of the property. There are two fitted cupboards offering shelving and hanging storage.

BEDROOM THREE

A further generous double bedroom with polished natural wood flooring. Built in wardrobe offering hanging and shelf space. There are two sash windows to the front of the property. Door leading to the Jack and Jill bathroom which can also be accessed from the main landing.





JACK AND JILL BATHROOM

The bathroom is well appointed and has a three-piece bathroom suite. The paneled bath has an electric shower over and a fitted shower curtain rail. There is a frosted sash window to the side of the property. Useful storage cupboard with hanging rail, shelving and additional cupboard above.

BEDROOM FOUR

Another double bedroom with a sash window to the side of the property, loft hatch and a shelved linen cupboard.

FAMILY BATHROOM

The family bathroom is equipped with a three-piece bathroom suite including a paneled bath. There are two frosted sash windows to each side of the property. There are half tiled walls and a polished wood floor.

SHOWER ROOM

The shower room has a fitted electric shower and a fully tiled shower cubicle with a concertina glass door. There is a small basin and window.

BEDROOM FIVE AND SIX

On the second floor there is a landing leading to two further bedrooms. These bedrooms feature vaulted ceilings with exposed beams and casement windows opening to the sides of the property. One over looks the church and one over the gardens, with the cricket pitch beyond. One of the bedrooms has original wooden flooring, the other is carpeted.

BASEMENT

This dry basement provides very useful storage space being accessed by a spiral brick staircase. It has a natural brick floor and white painted brick walls. The room benefits from a radiator and a recessed window to the side of the property.

OUTSIDE

DRIVEWAY

The sweeping driveway leads you to this magnificent property where there is parking for a number of cars and vehicular access to the garage.

GARDENS

The extensive gardens making up the one-acre plot surround the property. These are mainly laid to lawn, and include mature trees and bushes. There is a patio area and a full-size tennis court. From Lower Way, the property can be accessed through a pedestrian gate.

GARAGE

The brick-built garage has wooden double doors opening onto the driveway. There is power, lighting and a window to the side.

COACH HOUSE

The brick-built coach house situated to the edge of the grounds is currently used as storage but has the benefit of double doors offering the possibility of use as a garage or workshop. Subject to planning permission the coach house could offer annex/office potential. It also has a separate vehicular access.





LOWER GROUND FLOOR
APPROX. FLOOR
AREA 195 SQ.FT.
(18.1 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 1676 SQ.FT.
(155.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1597 SQ.FT.
(147.5 SQ.M.)

Whilst every effort 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 errors, omissions or misrepresentation. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. No guarantee is given with respect to any fixtures.

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

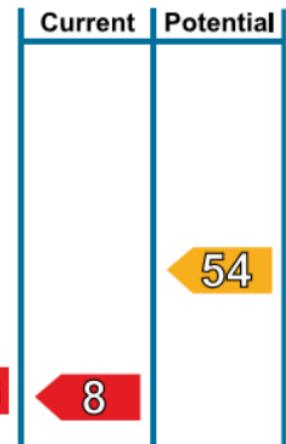
(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs



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