





#### ENTRANCE HALL

We enter Dairy Cottage into the entrance hall which has doors leading to the home office and the living room. From the moment you set foot inside the property you are given an insight into the character Dairy Cottage has to offer. There are two large windows, one into the living room providing natural light and one to the front aspect towards the driveway. Polished slate tile flooring.

#### LIVING ROOM

The living room is a beautiful and bright living area oozing with character with exposed beams to the walls and ceiling as well as solid wood flooring. There is ample space for a dining table and chairs. For those cold winter months Dairy Cottage offers the large brick inglenook fireplace with cast iron fireplace. There is a useful under stairs cupboard, useful for coats and a door to the rear leading into the garden.

#### KITCHEN

The kitchen is a good size square room that is dual aspect with two windows to the front aspect and a further window to the side aspect looking over the front garden. The kitchen is well fitted with an excellent range of floor and eye level wooden units with cupboards and drawers. Inset into the granite worksurfaces is the one and a half bowl white ceramic sink with draining unit. Fitted appliances include; dishwasher, washing machine and the gas fired range oven with extractor above. There is space for an American style fridge freezer. Polished slate tiled flooring. Stairs rise to the first floor.

#### LANDING

The landing has doors leading to both bedrooms as well as the family bathroom. There is a window to the side aspect for natural light as well as a window at the bottom of the stairs. There is one solid exposed wooden beam.

#### MASTER BEDROOM

The master bedroom is a beautiful and bright double bedroom with exposed beams on the ceiling. There is a window to the side aspect looking over the garden. There is a very useful walk-in wardrobe with a light. Door leading to the ensuite.



#### ENSUITE

The ensuite is modern and well fitted with a good size fully tiled shower cubicle with glass sliding doors, low level WC and the wash basin with chrome mixer taps and cupboard under. There is a wall mounted chrome heated towel rail, useful storage unit and mirror behind the sink. Fully tiled flooring.

#### BEDROOM TWO

The second bedroom is a further double bedroom with space for bedroom furniture or a desk. There is a very useful built-in wardrobe with automated light. Window to the front aspect with countryside views beyond the neighbouring properties. Wooden flooring.

#### FAMILY BATHROOM

The family bathroom has been recently refitted and now comprises; low level WC with hidden cistern, tiled bath with shower over and glass shower screen and the hand basin with chrome mixer taps and cupboards under. There is a wall mounted chrome heated towel rail and illuminating mirror. There is a window to the side aspect and a fitted airing cupboard. Full tiled flooring and the walls are half tiled and surrounding the bath they are full tiled with an exposed beam running through the middle of the wall.

#### OFFICE

The downstairs office accessed from the entrance hall is the perfect work from home space. There is space for two desks as well as all required office equipment. There is a door from the office leading to the garage. If required this room could be utilised as a further sitting/reading room. The office benefits from fitted furniture including desks and a range of shelving.

#### DRIVEWAY

Dairy cottage has a beautiful mature front garden with the block paved driveway providing off road parking and to the borders there are mature trees and well stocked flowerbeds. There is a feature traditional lamp and to any whom knows Great Brickhill the flag pole! To the side of the garage there is a woodstore and further storage area.



#### GARAGE

The garage has a large wooden door leading onto the driveway which is useful for access and an internal door leading into the office. Benefiting from power, lighting and heating. Please note the garage has been converted into storage so would take some alterations to be able to house a vehicle.

#### GARDEN

The garden is beautifully well stocked and incredibly secluded with the tall hedging to the rear yet still being a real sun trap! There are several large patio areas for garden furniture and the BBQ. There is lots of colour with flowers and plants in flowerbeds. There is a feature pond with water feature. Gate to the front providing side access.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68   D
39-54	E		53   E
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 1127 sq.ft. (104.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Fine Homes Property Ltd will receive a referral fee paid by the provider for additional services. An average fee for each service would be as follow s: Conveyancing services: £150+VAT | Mortgage services: £200+VAT | House removals: £50