



ORCHARDS

BROOK LANE
FLITTON



Originally converted in 2004 as one of only four barn conversions, finished to a high standard and situated in a beautiful countryside location just off the Brook Lane Farm. The barn conversion is positioned a short distance from the De Grey Mausoleum and overlooks the stunning nature reserve of Flitton Moor.

Providing over 1,500 sq.ft of single storey living including a double garage, this wonderful property is being sold with no onward chain.

Arriving at the property the double garage is positioned immediately to the right hand side, and also provides a double width driveway for off road parking.

As you walk through the front door you are welcomed by an overwhelming sense of space and light thanks to the high vaulted ceilings and large windows both to the front and rear. Exposed beams and rich wood floors brings the characterful nature of this property to life.

The living room is positioned to the far left hand side, with a dual aspect providing ample natural light and double doors offering access to the private rear garden.

Next to the sitting room is the country style kitchen, finished in a cream shaker style with woodblock worktops, double butler sink, double oven and integrated appliances.

The dining room is centrally positioned and enjoys views over the communal front courtyard.

Further along the hallway is the bedroom accommodation, with three double rooms, with bedrooms two and three benefiting from three piece family bathroom, and the master bedroom enjoying an en-suite shower.

The master bedroom also provides access to the private rear garden via french doors.

The mature rear garden offers a great, private space to enjoy your quiet surroundings. Gates provide access to the driveway and access to the garage.

PEACOCKS ROOST BROOK LANE
FLITTON
MK45 5EJ







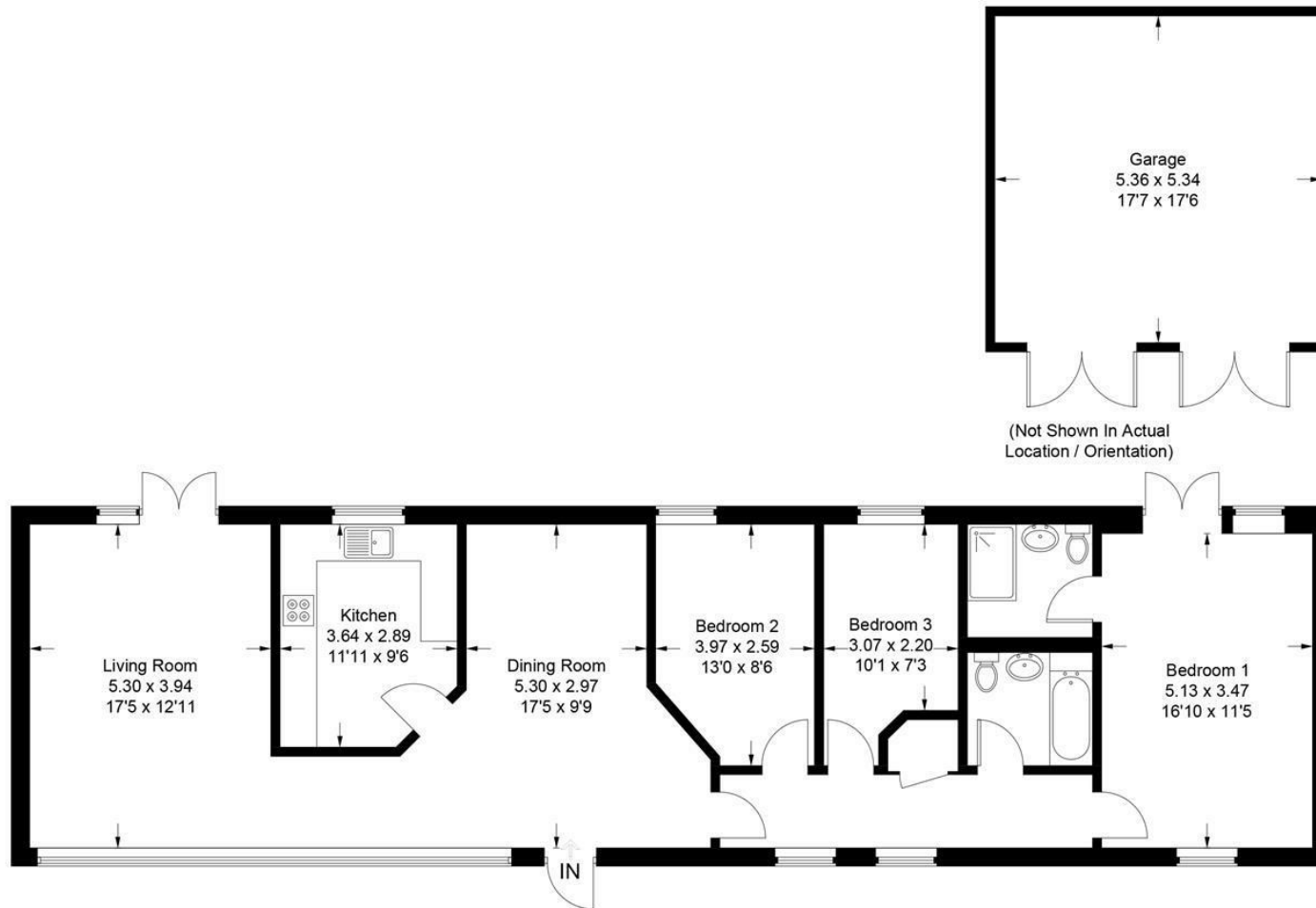
- BARN CONVERSION
- COUNTRYSIDE LOCATION
- DOUBLE GARAGE
- PRIVATE REAR GARDEN
- BEAUTIFUL SURROUNDINGS







Approximate Gross Internal Area = 111.5 sq m / 1,200 sq ft
Garage = 28.6 sq m / 308 sq ft
Total = 140.1 sq m / 1,508 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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