



Harpers Lane, Great Linford, MK14 5BA



The Mead Harpers Lane  
Great Linford  
Buckinghamshire  
MK14 5BA

£1,150,000

**We are delighted to present to the market, The Mead, an exceptional Grade II listed 17th century stone and thatched cottage. situated in the quiet, secluded location of Great Linford Village. The property was listed in 1975, and is believed to date back to 1617.**

The current owners have updated the property, and added a two storey extension, creating a home with both history and character, and given it a modern feel. The accommodation is set over three floors and includes a sitting room and dining room, both of which have inglenook fireplaces and oak flooring, the family room/study offers a third reception room. The kitchen/breakfast room, and a utility room complete the accommodation on the ground floor. There are four double bedrooms, an en suite shower room and a modern four piece bathroom on the first floor. There is a further double bedroom and a playroom/ store on the second floor.

To the exterior, the driveway leads to a stone built garage, and it is currently divided to the rear, and provides a gym and sauna area. The private rear garden has well tended grounds and features a heated swimming pool.

- FIVE BEDROOM THATCHED COTTAGE
- GRADE II LISTED
- SWIMMING POOL
- THREE RECEPTIONS
- KITCHEN/BREAKFAST
- NO ONWARD CHAIN







### Ground Floor

The property is entered via a part glazed front door into the dining room which has an inglenook fireplace, character beams to the ceiling and windows to the front and rear aspects. A door leads to the rear lobby which has a door leading to the rear garden, stairs rising to the first floor landing and an understairs storage cupboard.

The pleasant dual aspect sitting room has an inglenook fireplace and beams to the ceiling, windows to front and rear aspects. A door leads to the inner lobby which has a tiled floor and access to the family room/study and the utility room. Steps lead down to the kitchen/breakfast room, and has tiled flooring with underfloor heating. The main feature of this room is the central island which incorporates a five ring gas hob and a large oven under. The kitchen is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. 'AEG' appliances include two further electric ovens, coffee machine, integrated microwave, two 'Fisher & Paykel' dishwasher drawers. There is also an integrated T.V. Windows to both side aspect. Glazed French doors lead to the rear garden.

The family room/study is located to the front of the property and has a tiled floor. The utility room has a window to the side aspect. One and a half bowl sink/drain. Plumbing for washing machine and dishwasher. Tiled flooring. Low level w.c.

### First Floor Landing

Window to the rear aspect.

The master bedroom has a raised vaulted ceiling with windows to rear and side aspects. The en-suite comprises low level w.c., wash hand basin set into a worktop, and a large walk-in shower. Window to the side aspect.

Bedroom two is of double size with character beams to the ceiling, fitted storage cupboard and windows to front and rear aspects. Bedroom three has a range of fitted wardrobes to one wall, window to the front aspect. Bedroom four is currently used as a dressing room with a range of fitted furniture and a window to the front aspect.

The family bathroom has a white suite comprising low level w.c., panel bath with a hand-held shower attachment, wash hand basin and a shower cubicle. Ceiling mounted extractor fan. Complementary tiling.

### Second Floor Landing

Access to the fifth bedroom is of double size and has a window to the side aspect. Steps lead up to the playroom/storeroom with access to eaves storage.

### Exterior

The property is entered via a block paved driveway offering parking for several vehicles. A stone garage with

an electric roller shutter front door, power and light connected and a door to the rear opening onto a gym which gives access to the rear garden, and a door leads to the sauna.

There is a gravel area between the house and the garage, leading down to the rear garden, which is mainly laid to lawn with numerous seating areas including a raised timber deck area and a paved terrace. Extending to the side of the house is a heated swimming pool and a Jacuzzi. The pool has a heat exchanger which is situated on the pool terrace area.

### Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: F.

The roof was totally re-thatched in 2022.

### The Mead - Location

The Mead benefits from peace and seclusion yet retains all the convenience associated with Milton Keynes: easy access to Central Milton Keynes and all amenities as well as to Great Linford Local Centre, close proximity to the M1 junction 14 and coachway as well as mainline stations

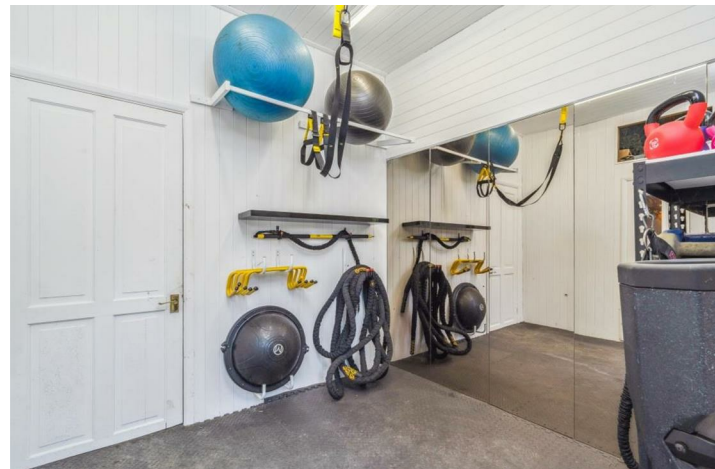
Great Linford Village is rich in history. Linford Manor, set back from the end of the High Street in grounds close to the Grand Union Canal, hosting the annual Waterside Festival, is reached in five minutes. Another five minutes along the towpath takes you to The Black Horse. The village retains its High Street pub as well as St Andrews church and first school.

### Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.





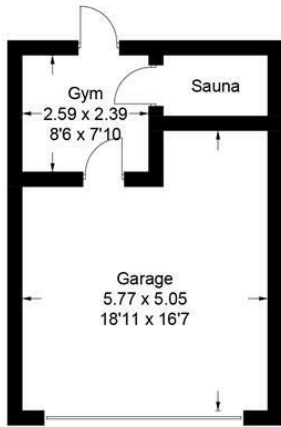




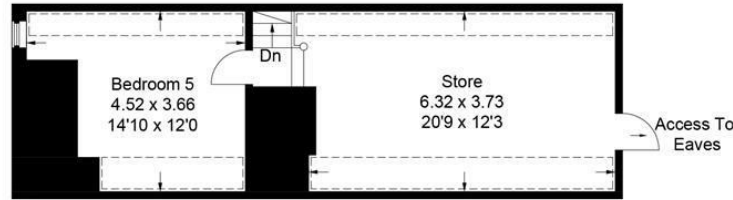




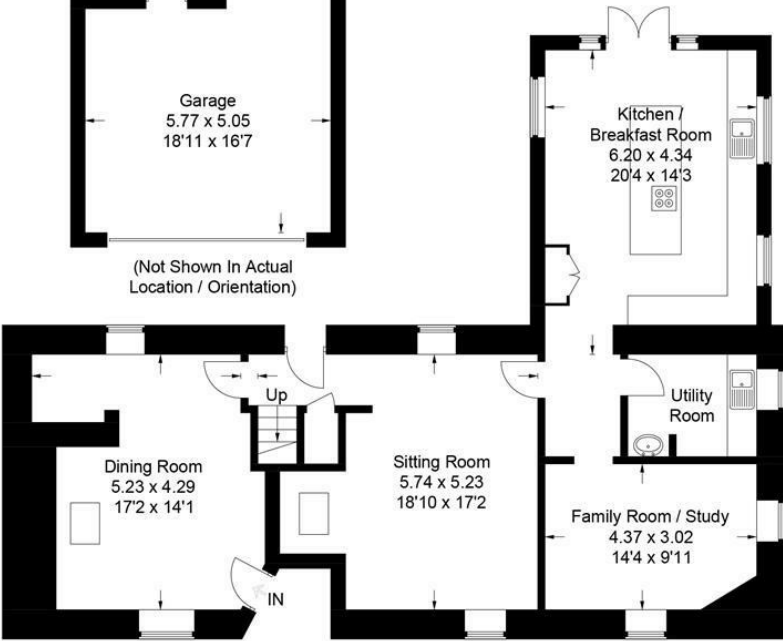
Approximate Gross Internal Area = 260.9 sq m / 2,809 sq ft  
(Including Garage / Gym & Sauna)



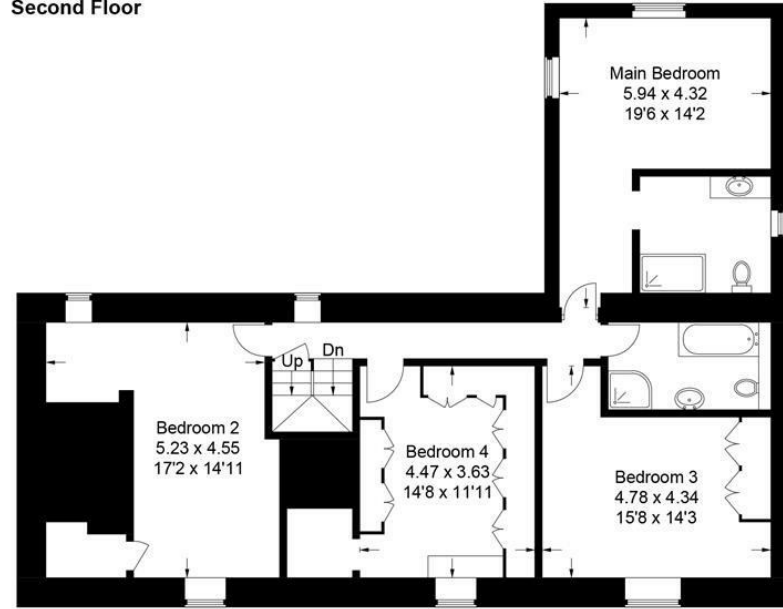
= Reduced headroom below 1.5m / 5'0"



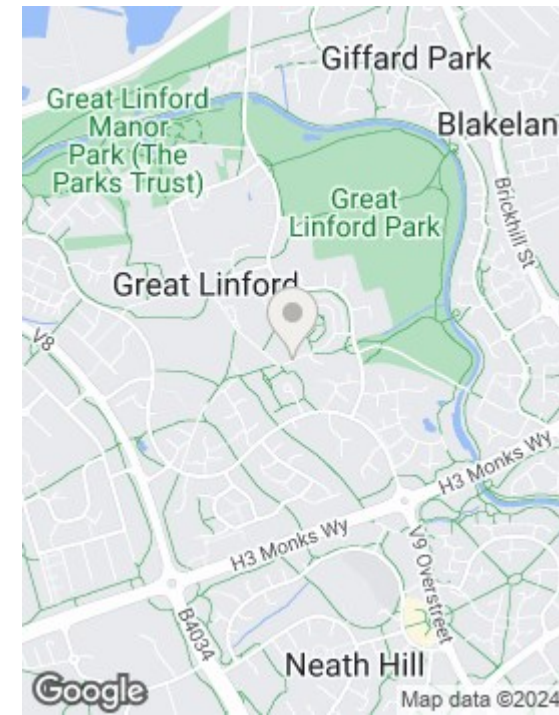
Second Floor



Ground Floor



First Floor



Viewing Arrangements

By appointment only via Fine & Country.  
We are open 7 days a week for your convenience

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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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