



Cauldwell

PROPERTY SERVICES



20 Holts Green, Milton Keynes, MK17 9AJ

£1,025,000

CAULDWELL are delighted to offer this extremely spacious family home situated in the middle of this picturesque village of Great Brickhill, offering breath-taking views of the surrounding countryside over your generous size garden. Historically extended to now offer a very impressive five well proportioned bedrooms, four bath/shower rooms, a wonderful living space, Spiral wine cellar and a beautiful mature rear garden. The property has planning permission and offers further scope to re-model or extend due to the ample plot on offer, the gardens are a real selling feature of this property but the internal space is also very impressive, the house starts with an entrance porch that leads to an entrance hall, dual aspect living room with a feature brick fireplace, dining room both of which have patio doors leading to the garden, kitchen breakfast room with integrated appliances, this then leads to the utility room, a study with a concealed trap door to the wine cellar and a separate downstairs shower room. The first floor landing there is a four piece en-suite to the principal bedroom, en-suite to the guest bedroom, three further bedrooms and a family bathroom. Outside there is a driveway for several cars leading to a double garage and a rear garden offering a high degree of privacy with stunning views over countryside. Council tax band F. Energy rating D.

The village of Great Brickhill is one of the most sought-after villages in the local area and is situated south of Milton Keynes, on the Bedfordshire/Buckinghamshire border, within close proximity to Woburn, the A5, M1, bus routes and local amenities including The Red Lion which dates back to 1577 and serves as a central hub to the local community. The village primary school High Ash Church of England is rated Ofsted Outstanding. Great Brickhill is set within the Aylesbury Grammar School catchment area, being in Buckinghamshire, there is also a bus service to the Bedford Private Schools from the village.

ENTRANCE PORCH

Door to entrance hall. Double glazed window to side. Frosted double glazed window to front.

ENTRANCE HALL

Stairs to first floor. Doors to all downstairs rooms. Radiator.

STUDY 9'11" x 8'5" (3.04 x 2.58)

Box bay double glazed bay window to front. Concealed trap door to cave armoire (spiral wine cellar). Radiator.

DINING ROOM 15'3" x 8'10" (4.66 x 2.70)

Sliding double glazed doors to rear with countryside views. Radiator. Door to kitchen/breakfast room. Airing cupboard.

KITCHEN/BREAKFAST ROOM 18'6" x 14'5" (5.65 x 4.40)

INTO EXTENSION

Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer with mixer tap. Space for Range cooker and stainless steel extractor hood. Built in fridge freezer. Plumbing for washing machine. Two double glazed windows to the rear with countryside views. Double glazed door to garden. Double panelled radiator. Splash back tiling. Under unit lighting. Door to utility room.

UTILITY ROOM

Plumbing for washing machine. Space for tumble dryer. Fitted with wall and base units. Sink drainer with worksurfaces. Double glazed window to side.

LIVING ROOM 24'7" x 11'11" (7.51 x 3.64)

Dual aspect room with sliding double glazed doors to rear. Dual aspect with double glazed bay window to front and sliding patio doors the rear with countryside views. Fireplace and surround. Two radiators.

INNER HALL WAY

Doors to double garage. Radiator. Door to kitchen and shower room.

SHOWER ROOM

Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin. Extractor. Radiator.

FIRST FLOOR LANDING

Doors to all rooms. Double glazed window to front. Loft access.

BEDROOM ONE 18'6" x 11'7" (5.64 x 3.55)

into extension

Two double glazed windows to rear with countryside views. Built in bedroom furniture. Two radiators. Door to ensuite.

ENSUITE

Four piece suite comprising tiled shower cubicle, Jacuzzi bath with shower attachment, low level wc and wash hand basin. Shaver point. Extractor. Frosted double glazed window to rear. Tiled walls. Heated towel rail

BEDROOM TWO 12'0" x 8'5" (3.66 x 2.57)

Double glazed window to front. Radiator. Door to ensuite.

ENSUITE

Suite comprising tiled shower cubicle, low level wc and wash hand basin. Shaver point. Extractor. Frosted double glazed window to front. Tiled walls.

BEDROOM THREE 11'5" x 11'3" (3.5 x 3.45)

Double glazed window to rear with countryside views. Radiator. Fitted bedroom furniture.

BEDROOM FOUR 12'4" x 13'1" (3.78 x 4.01)

Double glazed window to front. Radiator. Fitted furniture

BEDROOM FIVE 9'1" x 8'9" (2.78 x 2.67)

Double glazed window to front Radiator. Alcove for fitted wardrobe.

FAMILY BATHROOM

Three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin. Radiator Frosted double glazed window to rear. Tiled walls. Extractor. Shaver point.

REAR GARDEN

Enclosed, substantial and secluded rear garden, laid mainly to lawn with patio area, fence and hedgerow surround. Backing onto Rushmere Park with countryside views. Gated side access.

FRONT GARDEN

Substantial hardstanding double width driveway. Laid to lawn with hedgerow surround.

DOUBLE GARAGE

Up and over door with power and light.

COUNCIL TAX BAND

Council tax band F. Sourced from <https://www.gov.uk/council-tax-bands>.

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. **MORTGAGE & FINANCIAL** - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER**

LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	

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