



Ivy Lane | Great Brickhill | Milton Keynes | MK17 9AH

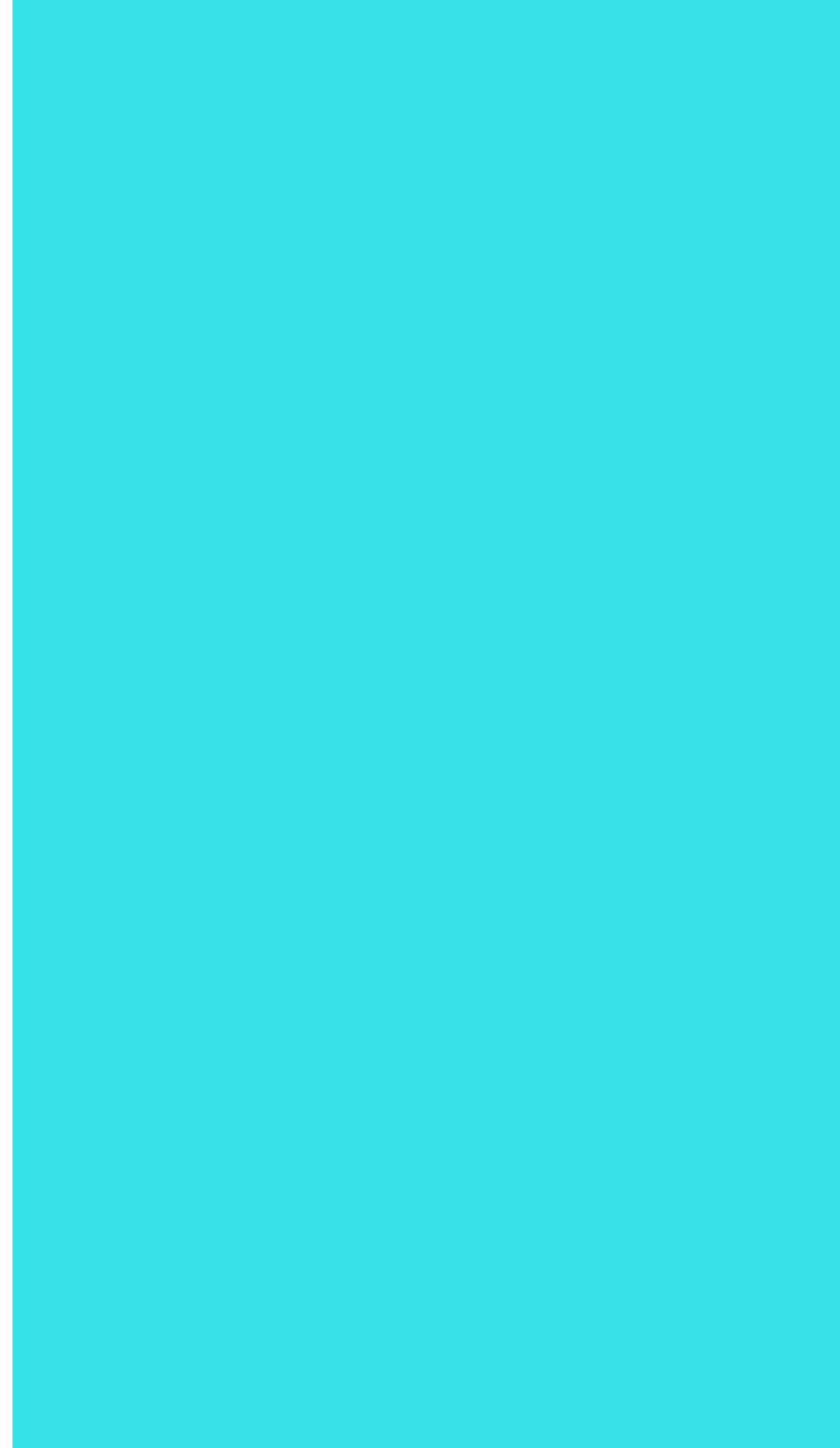
Offers In Excess Of  
£2,000,000

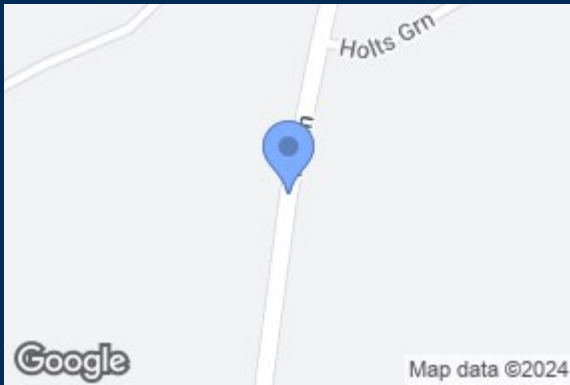
Ivy Lane | Great Brickhill  
Milton Keynes | MK17 9AH  
Offers In Excess Of £3,000,000

Fine Homes Property are delighted to present this breath taking one of a kind family home with over 5000 square feet of living space and NO CHAIN. Laid out over three floors gloriously set amongst endless vistas of open country surrounding the beautiful village of Great Brickhill while still being striking distance of London with excellent transport links by rail and road. Brand new and high spec, innumerable highlights include en suites to all bedrooms (three dressing rooms), floor to ceiling windows with incredible views, home gym, resistance pool, hot tub and of course that splendid sense of palatial seclusion with 16 acres of land.

- Incredible opportunity to purchase an architecturally impressive 5500 square foot dream home in a wonderful position with excellent links to London.
- Unmatchable amounts of living accommodation with the stunning open plan kitchen living area as well as plenty of further reception rooms.
- Four spacious bedroom suites with en-suites and three dressing rooms.
- Resistance swimming pool & hot tub with stunning far reaching views.







**GROUND FLOOR PLAN**

2 CAR GARAGE

BOOT ROOM 10'9"X9'6"

UTILITY ROOM 10'9"X11'1"

WC

STUDY 9'10"X17'4"

LIVING 18'9"X13'7"

DINING 32'6"X19'6"

KITCHEN BREAKFAST

SITTING ROOM 21'2"X19'1"

**FIRST FLOOR PLAN**

EN-SUITE

ENS

BALCONY

WROBE

SHR

LINEIN

BEDROOM 1 14'1"X30'9"

ENS

DRESSING ROOM

BEDROOM 2 23'8"X12'8"

WIR

ENS

VOID

DN

**LOWER GROUND FLOOR PLAN**

GYM 22'2"X11'6"

LOWER GROUND FLOOR 42'X19'6"

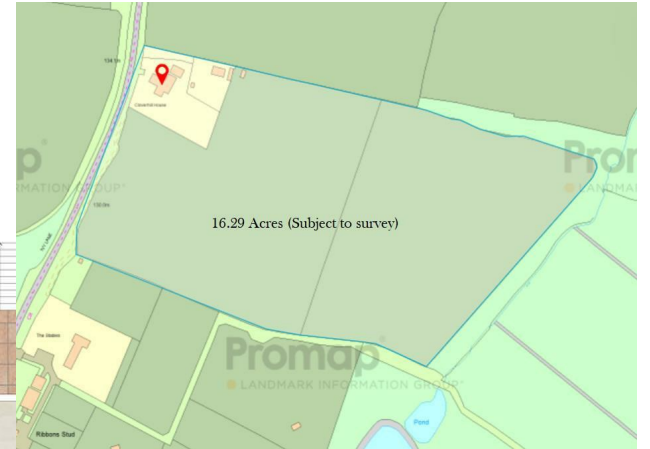
UP

DOWN

FI HO PRO P

floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. rowmies.com gives no guarantee, warranty or representation as to the accuracy and layout. enquiries must be directed to the agent, vendor or party representing this floor plan.

**overhill House, Ivy Lane, Great Brickhill**



| Energy Efficiency Rating                                       |                         | Environmental Impact (CO <sub>2</sub> ) Rating                                      |                         |
|--|-------------------------|---|-------------------------|
| Current  | Potential               | Current   | Potential               |
| Very energy efficient - lower running costs<br>92-100 <b>A</b> |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>92 plus <b>A</b> |                         |
| (85-91) <b>B</b>   |                         | (81-91) <b>B</b>  |                         |
| (69-84) <b>C</b>   |                         | (69-80) <b>C</b>  |                         |
| (54-68) <b>D</b>   |                         | (54-64) <b>D</b>  |                         |
| (39-53) <b>E</b>   |                         | (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>   |                         | (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>  |                         | (1-20) <b>G</b>   |                         |
| Not energy efficient - higher running costs                    |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions                     |                         |
| 78   | 82                      |   |                         |
| England & Wales  | EU Directive 2002/91/EC | England & Wales   | EU Directive 2002/91/EC |

Duck End  
Great Brickhill  
Buckinghamshire  
MK17 9AP  
01525 261100  
enquiries@finehomesproperty.co.uk