



Heath Road | | Great Brickhill | MK17 9AL

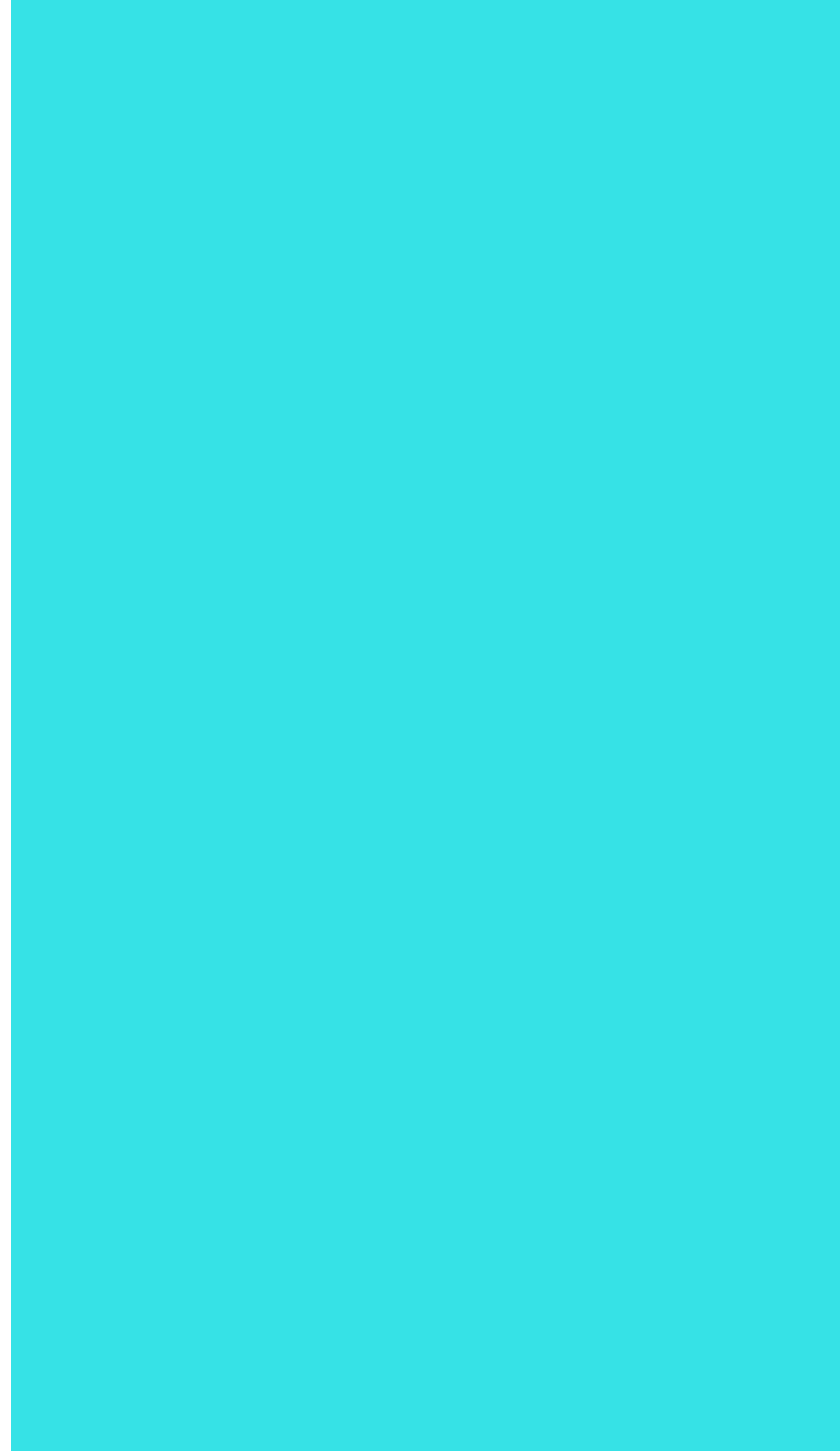
Price Guide £2,000,000

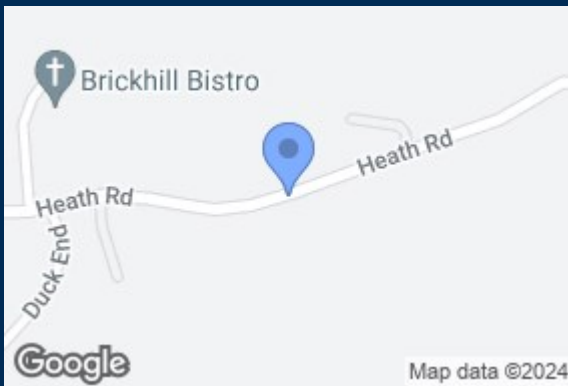
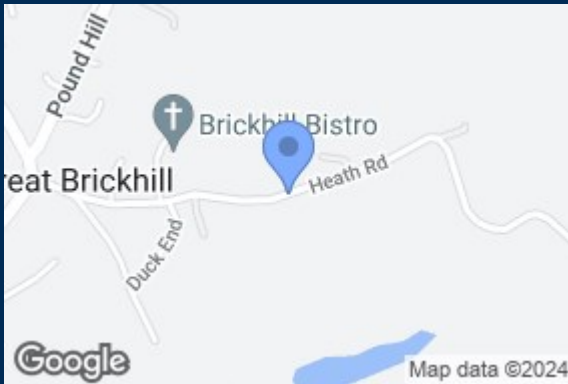
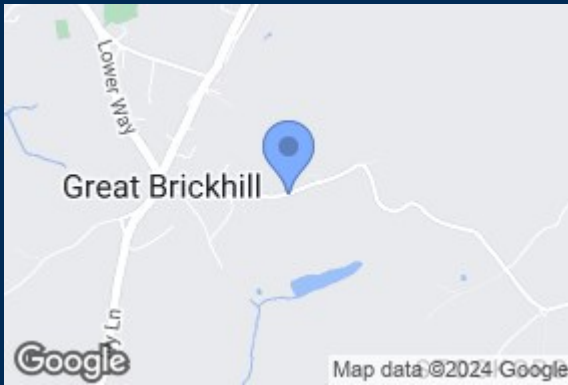
# Heath Road | Great Brickhill | MK17 9AL Price Guide £2,000,000

Fine Homes Property are delighted to present this rare opportunity to acquire a spectacular equestrian estate, poised on the border of Great Brickhill with commanding views over the endless surrounding country, this is a position not to be missed. Set within ten acres of established green belt pasture, the grounds are home to a fully equipped equestrian facility, with a 2300 square foot, four bedroom, three bathroom family home at its heart. The house alone has one acre of beautiful mature gardens. There's also a modern fourteen box stable yard, tack room, secure paddocks, manage, double garage, single garage and a double concrete hay barn. Nothing short of an extraordinary property and opportunity, ready for new owners to make their own.

- Stunning elevated and secluded position on the outskirts of Great Brickhill with views.
- Substantial family home approaching 2500 square feet with further scope to extend. (STPP)
- Impressive 14 box stable yard plus tack room.
- Equestrian business potential or a one of a kind opportunity to have full facilities at home.
- Equestrian facility with stabling, manage, paddocks, further outbuildings and excellent hacking.
- 10 acres of established fenced pasture land as well as a stunning house garden.
- An array of outbuildings including double garage, single garage and three further barns.
- Excellent school catchments for all ages including the grammar school.







Approximate Gross Internal Area  
 Ground Floor = 203.9 sq m / 2,195 sq ft  
 First Floor = 17.3 sq m / 186 sq ft  
 Outbuildings = 280.2 sq m / 3,016 sq ft  
 Total = 501.4 sq m / 5,397 sq ft  
 (Excluding Barns)



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		65	67
Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		England & Wales

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