



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

Asking Price £1,250,000

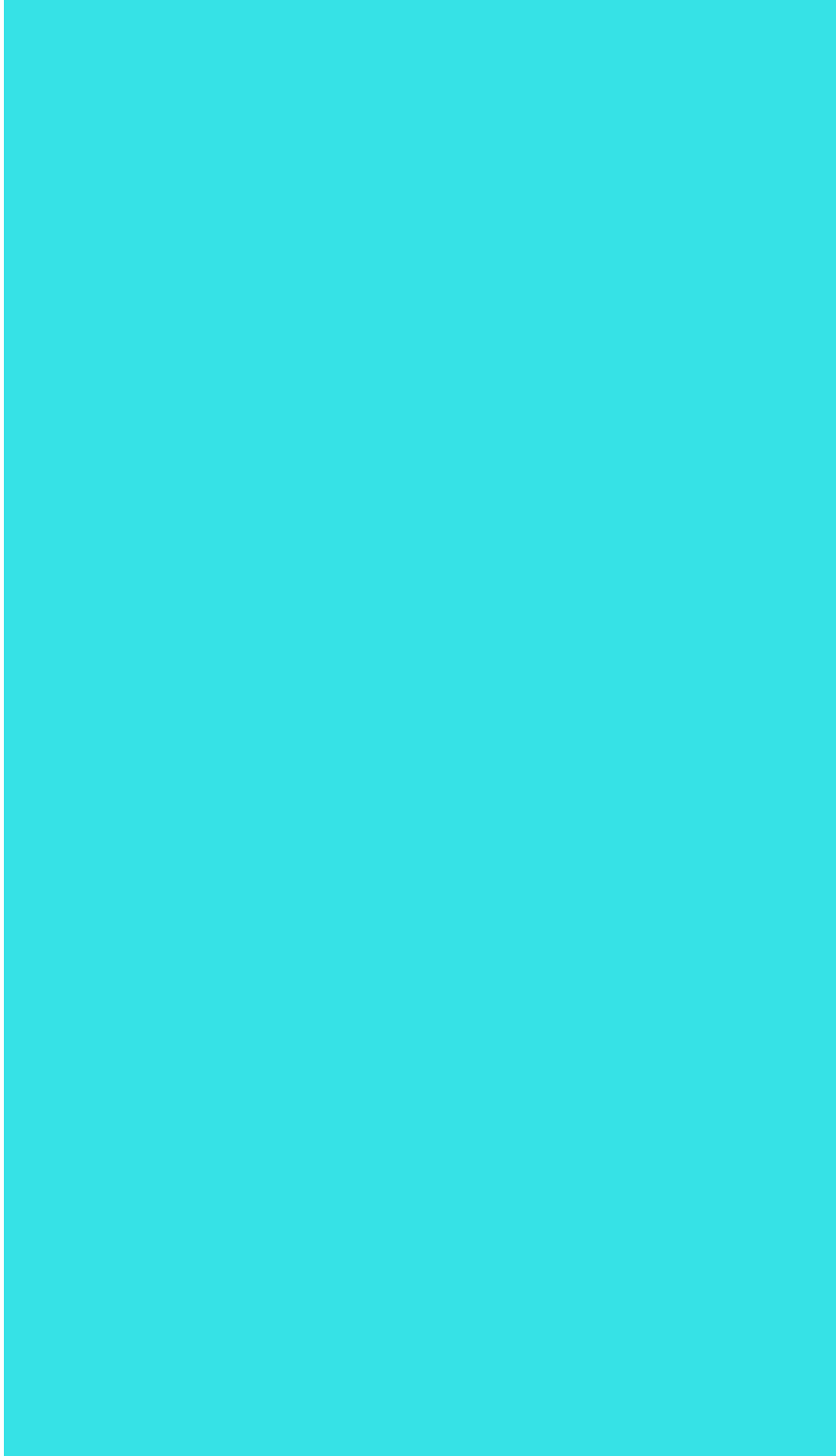
No Land

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Milton Keynes | MK17 9AH
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We are proud to present this exceptional, six/seven bedroom home with a beautiful 1 acre garden, outbuildings and spectacular views across the surrounding countryside. As well as spacious living accommodation in the main home approaching 3000 sq feet, out in the grounds there's also a beautiful terrace with hot tub, a spacious summer house, an annex with completely independent living accommodation, two generous stores and a large barn. With excellent transport links to London from nearby Leighton Buzzard, this home provides the best of rural living with the added benefit of an easy city commute. Being sold with the benefit of no upper chain.

- A wonderful opportunity to acquire a six/seven bedroom detached family home in Great Brickhill.
- Spectacular views of surrounding countryside, the 'Great Brickhill view'.
- Beautiful summer house, ideal for teenagers, home office or garden bar.
- 1065 square foot barn providing exceptional storage. The barn has planning permission to be rebuilt if required.
- A beautiful one acre garden with an array of outbuildings including annexe and large barn.
- Independent living quarters in separate annex, ideal for multi-generational living.
- Modernised throughout presented immaculately yet offering masses of future potential to extend/re-develop.
- Wide paved front driveway with electric car charger and electric gates.







Approximate Gross Internal Area
 Ground Floor = 186.1 sq m / 2,003 sq ft
 First Floor = 60.4 sq m / 650 sq ft
 Annex = 32.3 sq m / 348 sq ft
 Outbuildings = 154.6 sq m / 1,664 sq ft
 Total = 433.4 sq m / 4,665 sq ft

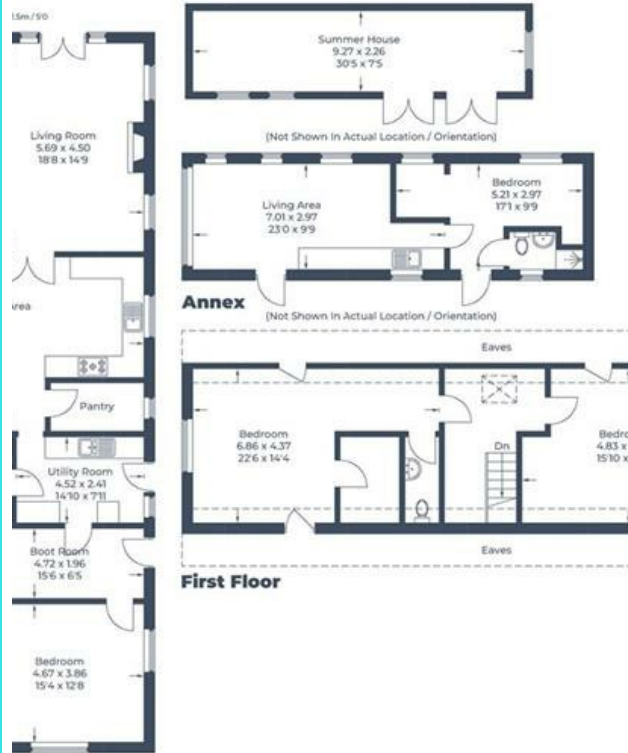


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>70</p> <p>78</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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