



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

Offers In Excess Of  
£1,400,000



# Ivy Lane | Great Brickhill

## Milton Keynes | MK17 9AH

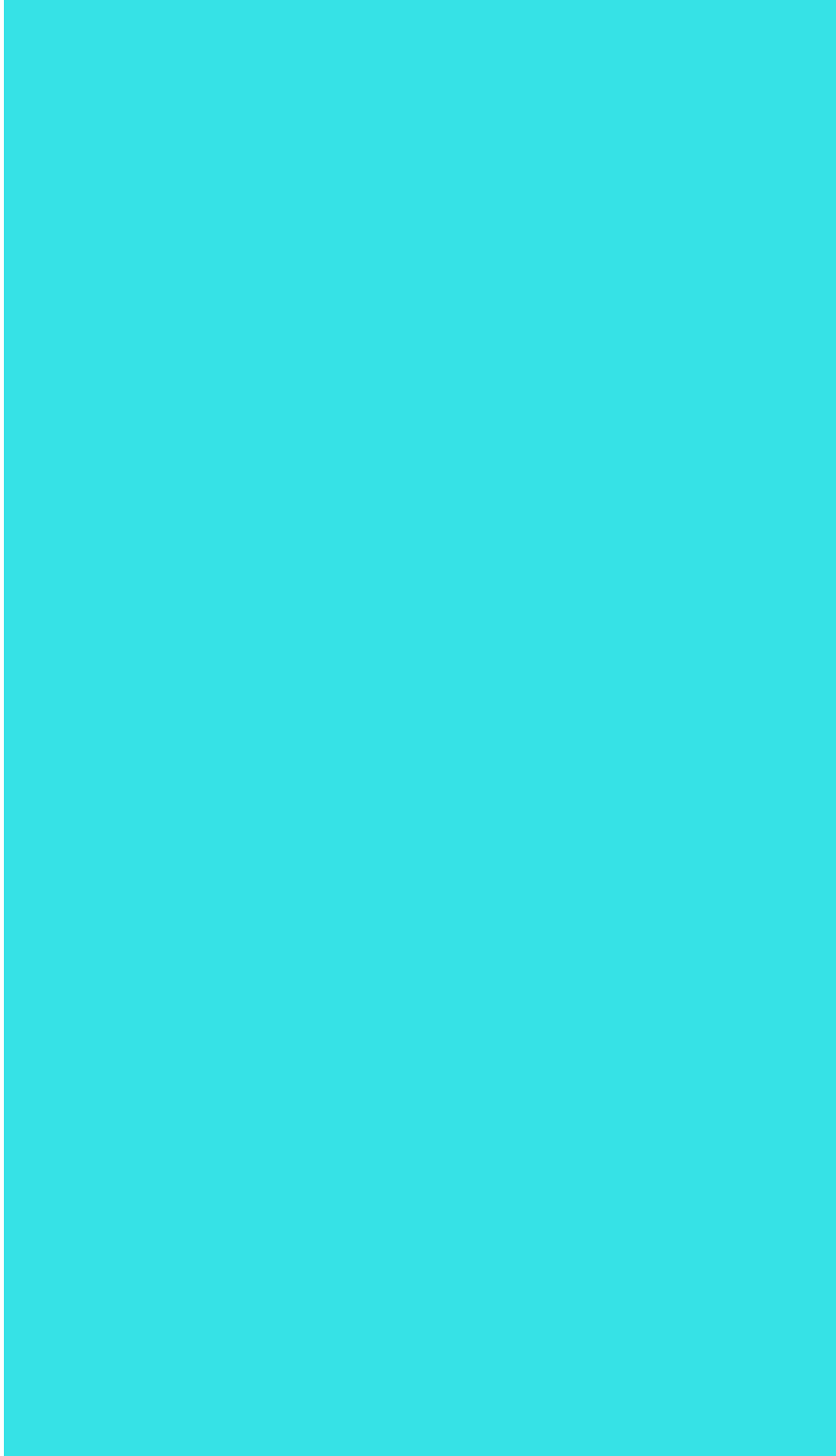
### Offers In Excess Of £1,400,000

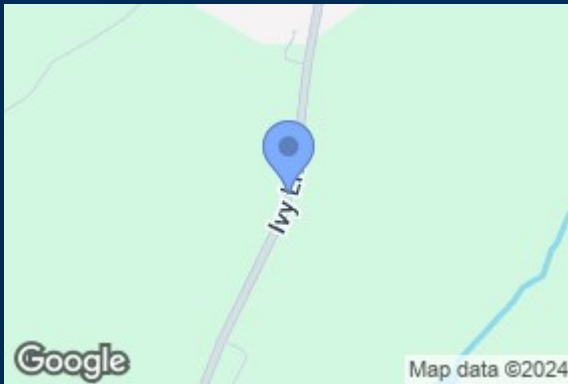
We are proud to present this exceptional, six/seven bedroom home with 16 acres of land and spectacular views across the surrounding countryside. As well as magnificent living arrangements in the main home approaching 3000 sq feet, out in the grounds there's also a beautiful terrace with hot tub, a spacious 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.
- Approximately 16 acres of paddock land with direct access onto Stoke Lane bridle way perfect for hacking.
- 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

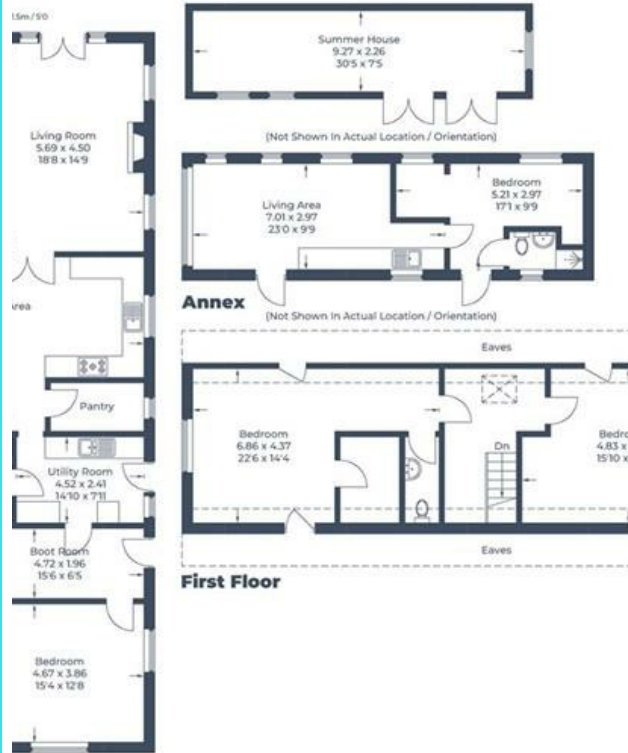


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(82 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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