



## Holts Green

Great Brickhill, Milton Keynes, MK17 9AJ

Price **£950,000**

5 5 2 E

A row of four icons: a bed icon with the number 5, a shower icon with the number 5, a sofa icon with the number 2, and a staircase icon with the letter E.

**QUARTERS**  
YOUR NEXT MOVE

# Holts Green

Great Brickhill, Milton Keynes, MK17 9AJ

Quarters are delighted to offer for sale with no upper chain this rare to the market four/five bedroom detached executive family home, located in this peaceful road in highly sought after Buckinghamshire Village of Great Brickhill, and perfectly situated to provide picturesque views across open countryside and overlooking Rushmere Park. The property provides spacious accommodation comprising: Reception hall, living room, formal dining room, kitchen, utility room, conservatory, cloakroom/WC, four bedrooms each enjoying use of an ensuite bathroom plus a further study/fifth bedroom. Additional benefits include stunning and generous rear garden, outbuilding with shower room, suitable for use as home office/gym, garage and ample driveway parking. Viewing is highly recommended.

**Location:**  
The highly desirable Buckinghamshire village of Great Brickhill provides an abundance of rural charm, and is surrounded by open countryside, approximately 3 miles north of Leighton Buzzard, and six miles to the south-east of Milton Keynes. The village is steeped in history with many period properties nestled throughout. Great Brickhill, is a fantastic place to live, boasting countryside walks in all directions. The village lies within catchment of the sought after Aylesbury Grammar schools. The village is well situated for a variety of road links accessible via the A5, A4146, and a short drive to Leighton Buzzard Railway station which provides trains to London Euston in as little as 30 minutes.





#### Layout:

Enter via two double glazed doors into the porch, with a composite front door then opening into the impressive welcoming reception hall. There are stairs leading to the first floor and doors to the kitchen, living room, dining room and ground floor bedrooms. The kitchen faces the front aspect, featuring a tiled floor and a range of wall and based level units with spaces for appliances, plus integrated oven and hob with hood over. Off the kitchen is the utility room, which features further units as well as space and plumbing for additional appliances. The kitchen and utility room both include courtesy doors to the side. The 29ft living room is bright and spacious, with double glazed doors leading to both the garden and conservatory at the rear. The excellent size of the room ensures that it can accommodate plenty of furniture, and could be configured with separate lounge and dining areas, if required. The conservatory is of UPVC construction, with double glazed doors leading out into the garden and is perfectly situated to take in pleasant rear views. The formal dining room has ample space for an extended family dining table and also enjoys access to the rear garden. Entry to the master bedroom is via a dressing room, featuring fitted wardrobes to both walls and a door leads into the master bedroom. The bedroom area is an exceptional 19ft x 16ft, and boasts double glazed doors leading directly into the rear garden and an ensuite bathroom comprising of a low level, WC vanity, wash hand basin, shower cubicle and walk-in bathtub. The second ground floor bedroom features dual aspect windows, which introduce plenty of light. There are fitted wardrobes and an ensuite bathroom. An extension of the hallway leads to a cloakroom/WC as well as a study/bedroom, which faces the front aspect. The room could be used for a variety of purposes, and has a door leading into the garage. The first floor landing provides access to the two first floor bedrooms. The larger of the two bedrooms faces the front aspect, and is a generous size with separate dressing area plus an ensuite shower room. The remaining bedroom is a good sized double room with ensuite bathroom and enjoys stunning rear views over the wealth of surrounding countryside.

#### Outside:

To the front of the property is an expansive driveway which extends to the garage and front door, providing parking for multiple cars and bordered by neat lawn with raised flower beds to the border. The rear garden has been landscaped to provide a generous lawn with a patio off the rear of the house. A further patio at the rear of the garden is well situated to take in the surrounding views over Rushmere Park. There is also garden building suitable for use as a home office, gym or additional function room, with a door leading to a shower room, and a separate exterior door provides access to a store.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

## Floor Plan



Approximate Area of Main House: 2644 ft<sup>2</sup> ... 245.6 m<sup>2</sup> (excluding Garage)

Approximate Area of Garage: 190 ft<sup>2</sup> ... 17.7 m<sup>2</sup>

Approximate Area of Outbuilding: 188 ft<sup>2</sup> ... 17.4 m<sup>2</sup>

Total Approximate Area: 3022 ft<sup>2</sup> ... 280.7 m<sup>2</sup>

Floor plans are for layout purposes only and are not intended to be scale drawings.  
All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes.  
Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
MK Property Photography accepts no liability whatsoever for any error or omission or inadvertent mis-statement in a floor plan.

Copyright MK Property Photography - www.mkpp.co.uk

## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU  
Tel: 01525 853733 Email: [info@quarterslb.co.uk](mailto:info@quarterslb.co.uk) [www.quarterslb.co.uk](http://www.quarterslb.co.uk)