



* A THOUGHTFULLY CONVERTED AND STYLISH BARN CONVERSION * EXPOSED TIMBERS & OTHER CHARACTER FEATURES RETAINED * SET IN A QUIET MEWS WITHIN A SOUGHT-AFTER VILLAGE LOCATION * THREE GOOD SIZED BEDROOMS * EN-SUITE SHOWER ROOMS TO BEDROOM'S 1 & 2 * PLUS A LUXURIOUS BATHROOM * DUAL ASPECT SITTING ROOM WITH FRENCH DOORS TO THE GARDEN * REAR ASPECT KITCHEN / DINING ROOM / LIVING ROOM * CLOAKROOM * UTILITY ROOM * GARAGE AND OFF-ROAD PARKING * BESPOKE CONTEMPORARY STYLING THROUGHOUT * SHORT DRIVE TO LOCAL MAINLINE TRAIN STATIONS * OPEN FIELDS & COUNTRYSIDE WALKS NEARBY * EASY ACCESS TO MK & M1 JUNCTION 11A * INTERNAL VIEWING A MUST TO APPRECIATE THE SPACE & CHIC DESIGN TO BE FULLY APPRECIATED *

Bradshaws are delighted to offer for sale this exquisite three double bedroom, three bathroom barn conversion which boasts a much sought after countryside setting, whilst retaining good road links to Milton Keynes and the M1 and rail links to London. Stylish design, spacious accommodation and high end finishes give this property the 'must view' edge. Set within a mews of similarly designed converted barns, this property offers outstanding views across the open countryside. Bradshaws strongly advise all discerning buyers to register their interest and arrange a viewing.

Entrance Hall

Providing access to all ground floor accommodation with a double glazed door and window to the front aspect. Understairs storage cupboard with light. Tiled floor with underfloor heating. Inset spot lights. Home alarm system control panel. Underfloor heating control panel.



Cloakroom

Fitted to comprise a low level WC. Vanity unit with wash hand basin. Part tiled walls. Heated towel rail. Shaving socket. Extractor fan. Tiled floor with underfloor heating. Inset spotlights. Double glazed window to the front aspect.

Sitting Room

Dual aspect with a double glazed window to front aspect and double glazed french doors to rear aspect. Fitted carpet with underfloor heating and control panel. TV point.



Kitchen / Dining / Living Room

A large and versatile dual aspect living space that provides the perfect setting for entertaining and relaxing.



Kitchen Area

Tastefully fitted and recently improved by the current vendor to include a range of wall and base units with quartz work surfaces over. One and a half bowl sink unit. Integrated induction hob with extractor hood. Other integrated appliances including fridge, freezer, microwave, dishwasher and washing machine. Island and breakfast bar with quartz top and cupboards under. Inset spotlights. Double glazed window to front aspect. Tiled floor with under floor heating.



Dining / Living Area

Double glazed French doors to rear aspect. Tiled floor with underfloor heating and control panel. TV and telephone points.



Utility / Laundry Room

Range of wall and base units with quartz work surfaces over. Single

drainer sink unit. Tiled floor. Inset spotlights. Double glazed window to rear aspect.

First Floor Landing

Providing access to all first floor accommodation with fitted carpet. Radiator. Hatch to loft. Airing cupboard with 20L hot water cylinder.

Bedroom One

Double glazed French door to the rear aspect with Juliet balcony. Feature exposed beams to one wall. Fitted carpet. Radiator. TV and telephone points.



En-suite Shower Room

Tastefully fitted to comprise a low level WC. Vanity unit with wash hand basin. Part tiled walls. Heated mirror with integral shaving socket. Heated towel rail. Inset spot lights. Tiled flooring.



En-suite Shower Room

Tastefully fitted to comprise a low level WC. Vanity unit with wash hand basin. Part tiled walls. Inset spot lights. Extractor fan. Heated towel rail. Tiled floor. Obscured double glazed window to front aspect. Heated mirror with integral shaving socket.



Bedroom Three

Double glazed window to front aspect. Exposed beam. Fitted wardrobes and fitted carpet. Radiator. Telephone and TV points.



Bedroom Two

Double glazed window to rear aspect. Fitted wardrobes. Radiator. Fitted carpet. Telephone and TV points.

Bathroom

Low level WC. Pedestal wash hand basin. Panelled bath with shower over. Part tiled walls. Heated mirror with integral shaving socket. Inset

spotlights. Heated towel rail. Tiled floor. Picture window to front aspect with obscured double glazing.



To The Front

Low maintenance area that is partly paved and laid to shingle

Garage & Parking

Brick built garage with door leading to the rear garden. Parking area to the front.

Rear Garden

A well kept rear garden, laid mainly to lawn, with boundary fencing and gated pedestrian access. Block paved patio adjacent to the immediate rear of the property . External lighting and outside tap.



Rear View

Views of open countryside to the rear of the property.



Bull Farm Close

Located just off the A5 Watling Street in Hockliffe, this stunning collection of just eleven individually designed barn conversions are all set within a private rural courtyard location and offer much desired space and comfortable living with high specification found throughout

Hockliffe

Hockliffe has become a popular village in recent times and offers transport links via the A5 and junctions 11a and 12 of the M1, plus the train station in Leighton Buzzard & Harlington.

Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

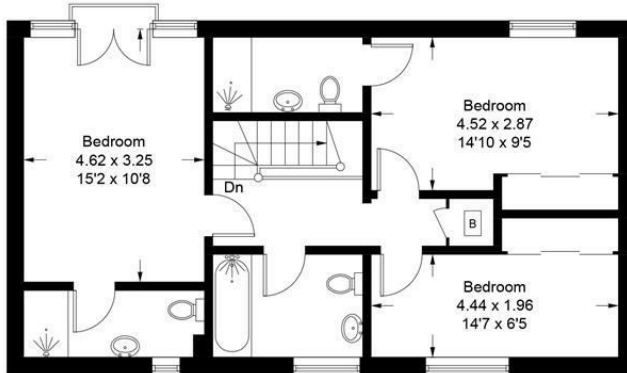
Rear Elevation

Showing the rear of the property and garden.



10 Bull Farm Close

Approximate Gross Internal Area = 123.8 sq m / 1332 sq ft
 Garage = 17.1 sq m / 184 sq ft
 Total = 140.9 sq m / 1516 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1047970)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		76	89
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	