

To arrange a viewing  
please call 01908 675747

Welcome to the wonderful Church House Hotel, located in the prestigious area of Rowsham Dell, Giffard Park, Milton Keynes. This stunning detached house offers an impressive 13 bedrooms, each accompanied by its own en suite bathroom, providing unparalleled comfort and privacy for you and your guests.

As you step inside, you are greeted by not one, not two, but four reception rooms, offering ample space for entertaining, relaxing, and enjoying quality time with family and friends. With over 3500 Sq Ft of internal accommodation, this property truly exudes grandeur and sophistication.

One of the standout features of this remarkable home is the private rear garden, a tranquil oasis where you can unwind and escape the hustle and bustle of everyday life. Imagine enjoying a cup of tea in the morning or hosting a delightful garden party in this serene outdoor space.

In addition to its lavish interiors and beautiful garden, this property also boasts off-road parking for up to eight vehicles, ensuring that you and your guests always have a convenient place to park.

Whether you are looking for a spacious family home or considering it as an investment opportunity, this property ticks all the boxes. Its generous size, ideal location, and impressive amenities make it a rare find in the market.

Don't miss out on the chance to own this exceptional property in Rowsham Dell. Book a viewing today and experience the epitome of luxury living in Milton Keynes.

- Thirteen Bedrooms plus Twelve En Suite Bathrooms
- Off Road Parking for up to Eight Vehicles
- Private Rear Garden
- Separate Office Annex with Shower Room
- Large Extended Dining Area
- Additional Loft Room
- Over 3500 SQ FT of Accommodation
- Quiet Cul-De-Sac Location
- Walking Distance to Local Amenities

#### LOCATION: CHURCH HOUSE HOTEL, GIFFARD PARK

Giffard Park is situated to the north east of Milton Keynes. The area lies next to the Grand Union Canal. At the heart of Giffard Park lies the Local Centre. Here you will find a school, a parade of shops, a pub with restaurant and the community centre. Secondary education is at Stantonbury Campus. For children there is a play park and just the other side of the canal you will find Great Linford fields where there is a larger play park and a number of football pitches.

#### PORCH

#### ENTRANCE HALL

#### RECEPTION 16'3" x 9'7"

#### DINING/CONSERVATORY

#### INNER HALLWAY

#### BEDROOM FIVE 13'1" x 12'11"

#### WET ROOM



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KITCHEN  
14'5" x 8'10"

HALL

MASTER BEDROOM  
16'8" x 9'6"

EN SUITE

BEDROOM TWO  
14'4" x 12'8"

EN SUITE

BEDROOM THREE  
9'9" x 7'9"

EN SUITE

BEDROOM FOUR  
10'1" x 9'8"

EN SUITE

HALL

BEDROOM SIX  
10'1" x 8'2"

EN SUITE

BEDROOM SEVEN  
8'8" x 8'3"

EN SUITE

HALL

BEDROOM EIGHT  
10'1" x 9'10"

EN SUITE

BEDROOM NINE  
11'1" x 9'7"

EN SUITE

BEDROOM TEN

EN SUITE

BEDROOM ELEVEN  
12'10" x 10'7"

EN SUITE

BEDROOM TWELVE  
13'1" x 10'1"

OFFICE/BEDROOM THIRTEEN  
17'9" x 13'3"

SHOWER ROOM

PRIVATE REAR GARDEN

DRIVEWAY PARKING

TENURE  
Freehold

NOTICE

Please note that we have not tested any internal fixtures or carried out any structural surveys. We advise all buyers to check all aspects of the property and although the details above have been described to the best of our abilities we would advise any buyer to carry out their own checks and to check with their independent legal representative to confirm any of the above details.

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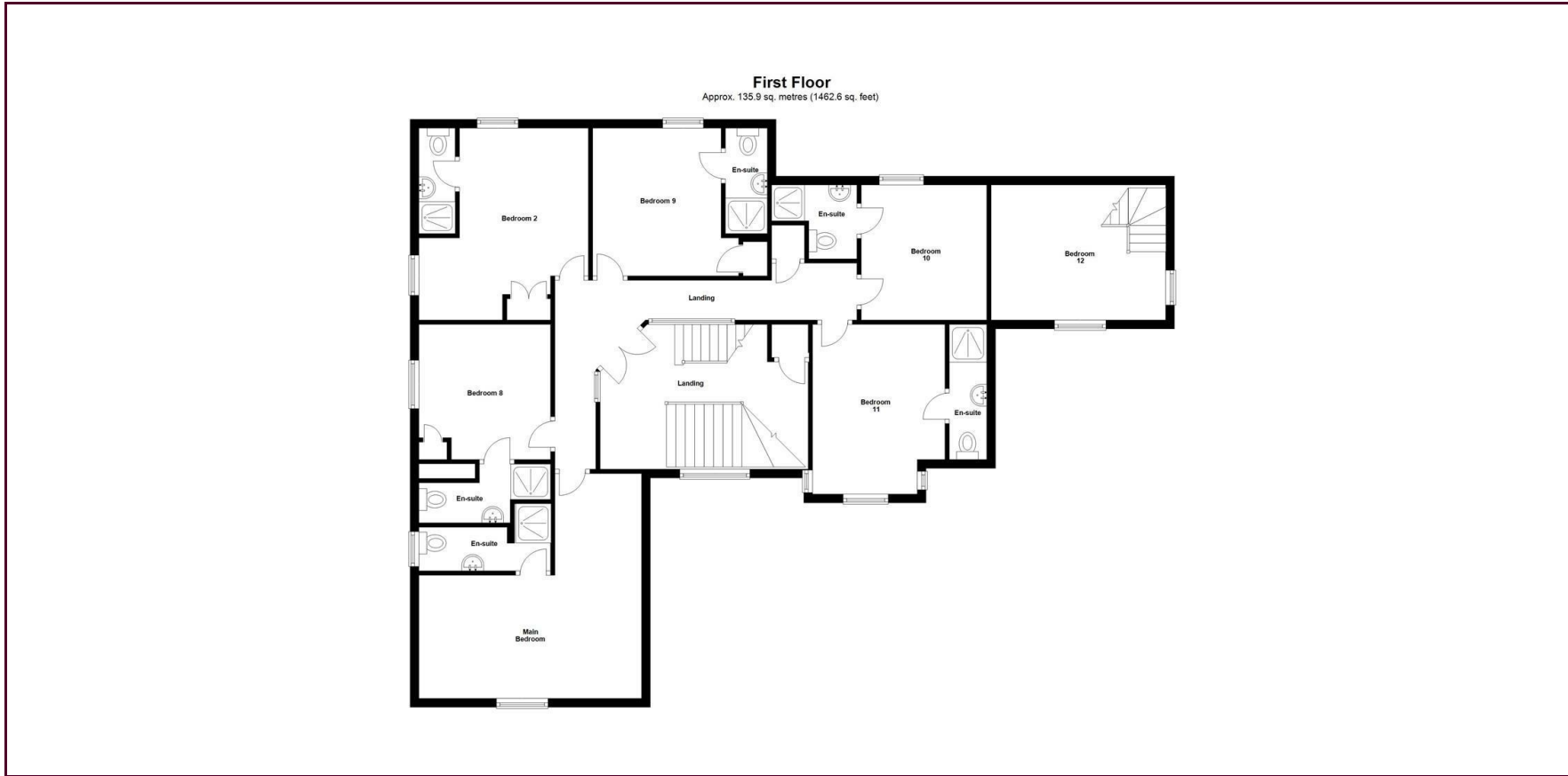


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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

### Draft Details

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

### Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

### Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

### Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm  
Saturday 9.00 am - 4.00 pm  
Sunday CLOSED

