

To arrange a viewing
please call 01908 675747

Welcome to the wonderful Church House Hotel, located in the prestigious area of Giffard Park, Milton Keynes. This stunning hotel 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, making hosting easy with a breakfast room, kitchen and living room/bar area and a reception area for greeting your guests.

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.

If you are looking for a easy to manage hotel and guest house offering easy links to Milton Keynes centre offering transport links to London, this is the one for you. 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 stays in popular and ever growing Milton Keynes.

- Thirteen Bedrooms plus Twelve En Suite Bathrooms
- Off Road Parking for up to Eight Vehicles
- Private Rear Garden
- Close Proximity to CMK and CMK Train station
- Large Extended Dining Area
- Over 3500 SQ FT of Accomodation

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

KITCHEN

14'5" x 8'10"

HALL

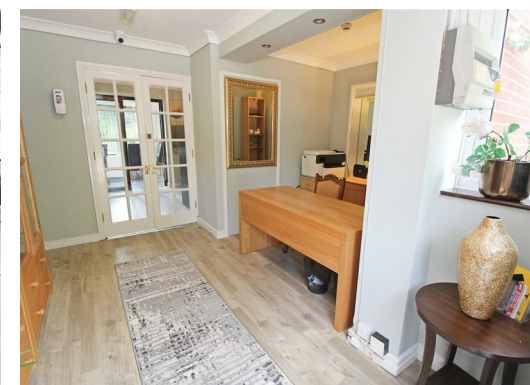
MASTER BEDROOM

16'8" x 9'6"

EN SUITE

BEDROOM TWO

14'4" x 12'8"



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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

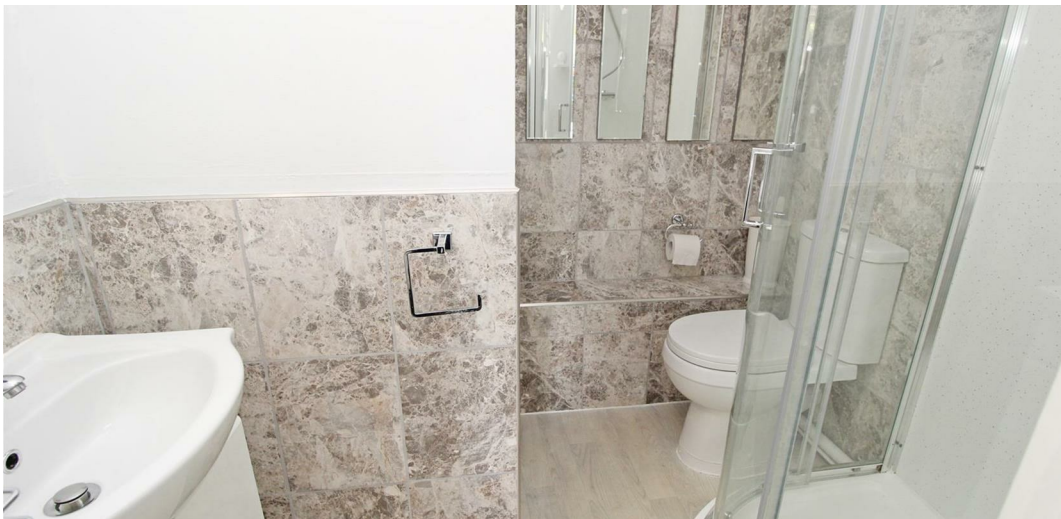
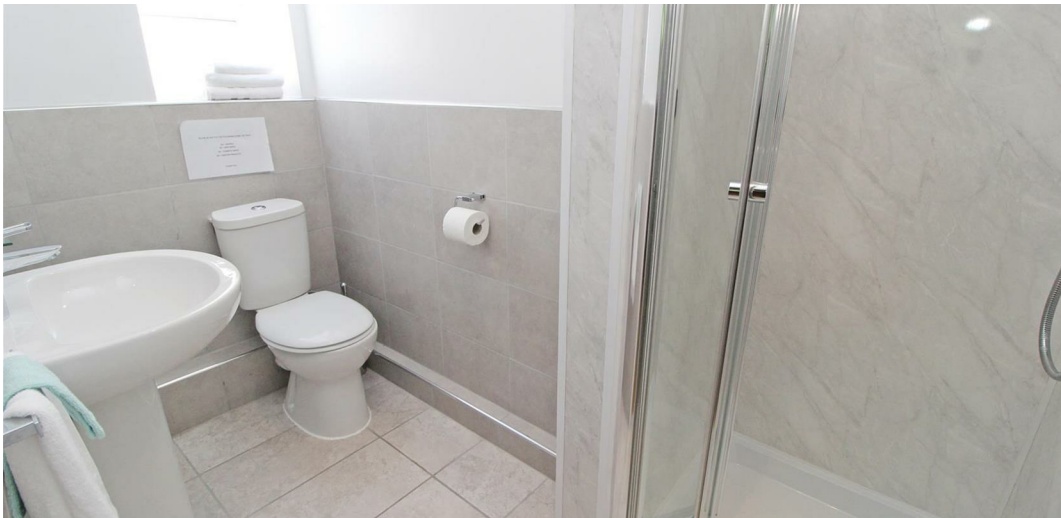
NOTICE

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.

FINANCIAL INFORMATION

We have been advised by the current owner that the turnover is approx. £240,000 per annum

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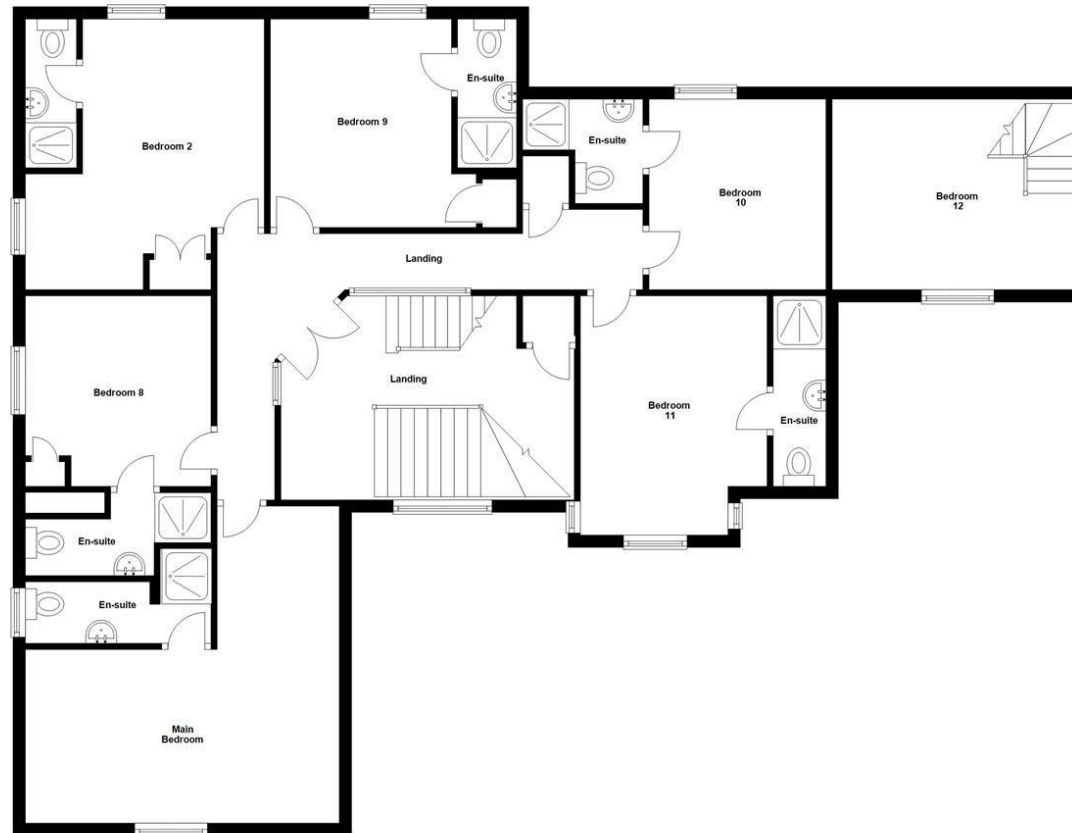
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First Floor

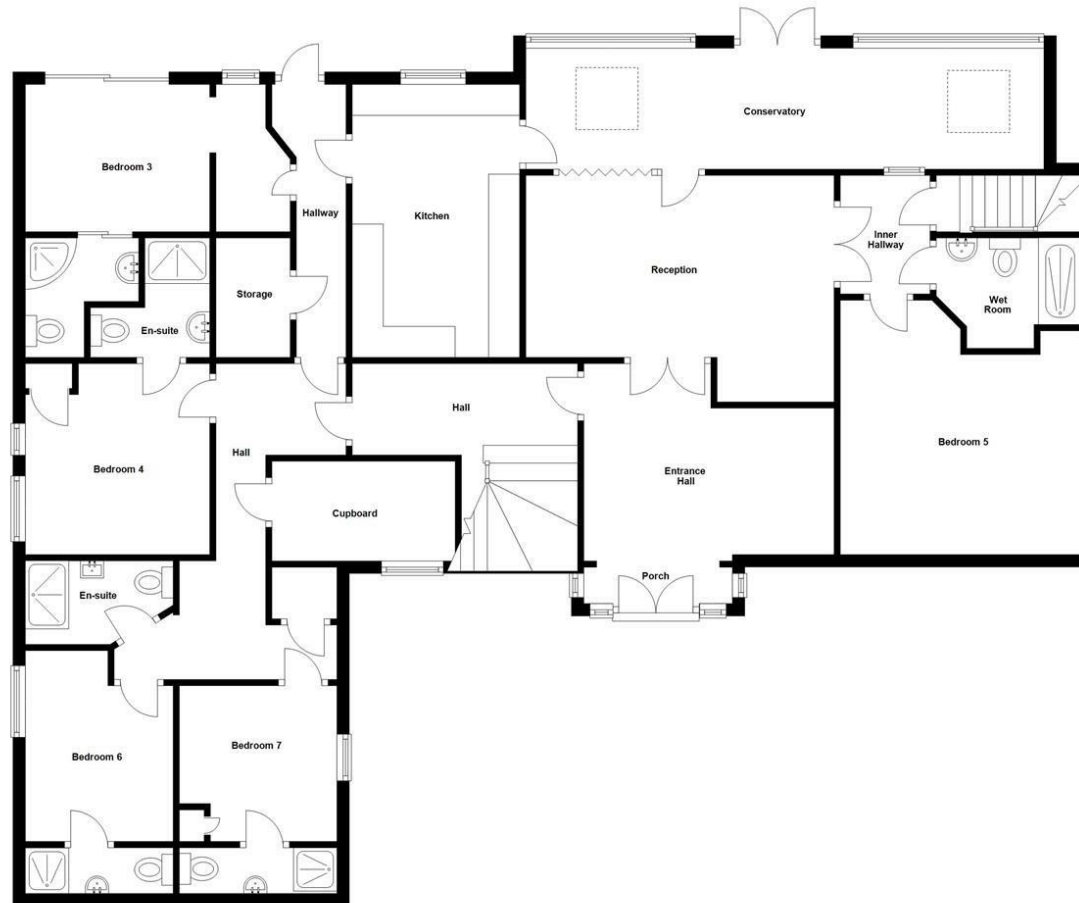
Approx. 135.9 sq. metres (1462.6 sq. feet)



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Ground Floor

Approx. 164.0 sq. metres (1765.1 sq. feet)



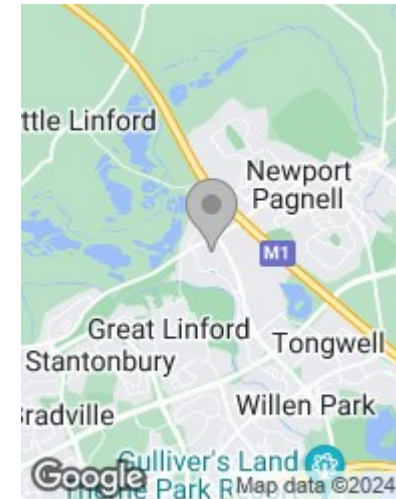
Total area: approx. 299.9 sq. metres (3227.7 sq. feet)

This floorplan has been created and is owned solely by Alan Francis Estate Agents
Plan produced using PlanUp.

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Total area: approx. 299.9 sq. metres (3227.7 sq. feet)
This blueprint has been created and is owned solely by Alan Francis Estate Agents. Plan produced using PlanIt.



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		
England & Wales		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

