



BEASLEY & PARTNERS

Church Farm, Watling Street, Little Brickhill, MK17 9LZ

Price: £1,375,000 Freehold







Set within expansive walled gardens on an elevated and generous plot, this magnificent Grade II listed Georgian home exudes historical charm and character. Located in the sought-after village of Little Brickhill, the property boasts six bedrooms, four bathrooms, and four elegant reception rooms.

Dating back to the early 18th century, the original part of the home offers a glimpse into the past, while the stunning Georgian façade, added a century later, elevates its architectural appeal. From its period features to its stately design, this impressive residence blends timeless elegance with modern living, providing an extraordinary opportunity to own a piece of history in a prestigious location.

The accommodation features a grand reception hall with exposed oak floorboards and a striking staircase leading to the upper levels. The formal living room impresses with its high ceilings, dual aspect windows that bathe the room in natural light, and an imposing inglenook fireplace. The elegant dining room, also with oak floorboards and a fireplace, offers French doors opening to the garden—perfect for hosting dinner parties.

A further lounge, featuring dual aspect windows and tiled flooring, provides the perfect space for relaxed family time. The L-shaped kitchen/breakfast room is fitted with a range of units and drawers, complemented by stylish work surfaces. Dual aspect windows flood the space with natural light, and there is convenient access to the exterior via a side door. Additionally, a cloakroom is located off the hallway, easily accessible from both the formal living room and lounge, which also offers another exterior door for added convenience. A converted cellar currently provides a laundry room/office and a family/games area, unusually flooded with light from the Georgian windows.



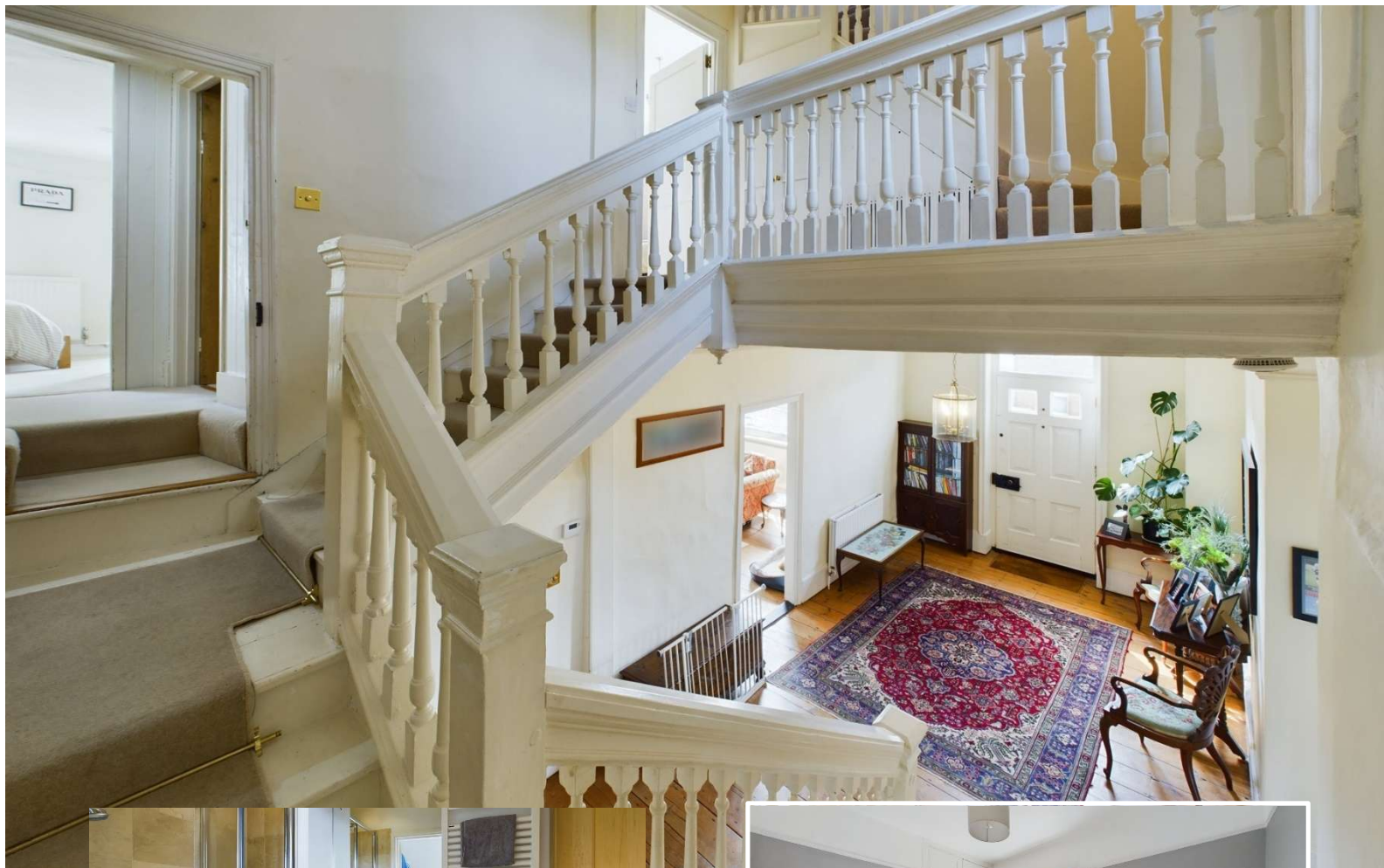
The first floor features a split-level landing leading to the impressive primary bedroom, which boasts an original fireplace, dual-aspect windows with views of the Church, and a private en-suite. The guest bedroom also enjoys the charm of an original fireplace and benefits from its own en-suite. Additionally, two further well-appointed bedrooms and a family bathroom and separate wc are located on this floor. To the top floor which has the charm of exposed beams and trusses, there are two delightful attic bedrooms and a shower room.

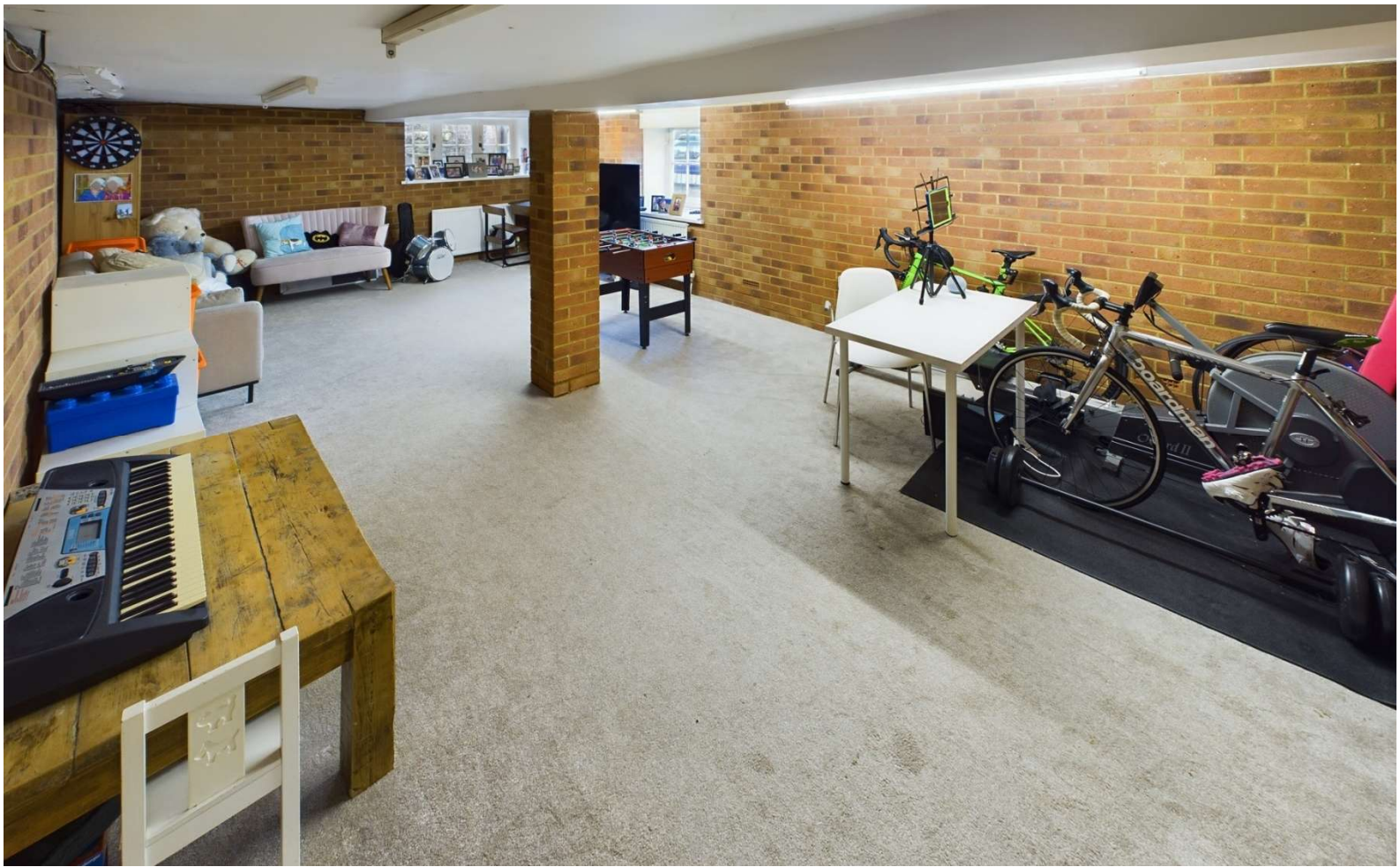
Externally, the property is surrounded by beautifully maintained walled gardens featuring three expansive lawns and extensively stocked borders, including several mature fruit trees. An extended patio and sun terrace offer an ideal space for outdoor relaxation and entertaining. A five-bar gate provides access to a driveway with ample parking for several vehicles, along with a detached triple garage.

The nearby market town of Woburn offers a selection of boutiques, pubs, restaurants, and antique shops. Attractions include Woburn Abbey, expansive parkland, and a safari park. For more extensive shopping and leisure facilities, the City of Milton Keynes is just a short drive away. Additionally, Woburn Golf and Country Club, featuring three championship golf courses, is within a mile.

The area is very accessible with Junctions 13 and 14 of the M1 motorway and the A5. Rail commuting is available with a choice of stations at Milton Keynes and Leighton Buzzard with fast trains to London Euston.



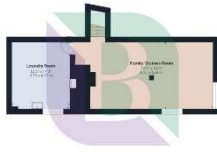












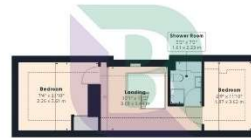
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Floor 1 Building 2



Approximate total area⁽¹⁾

3949.82 ft²
366.95 m²

Reduced headroom

194.72 ft²
18.09 m²

(1) Excluding balconies and terraces

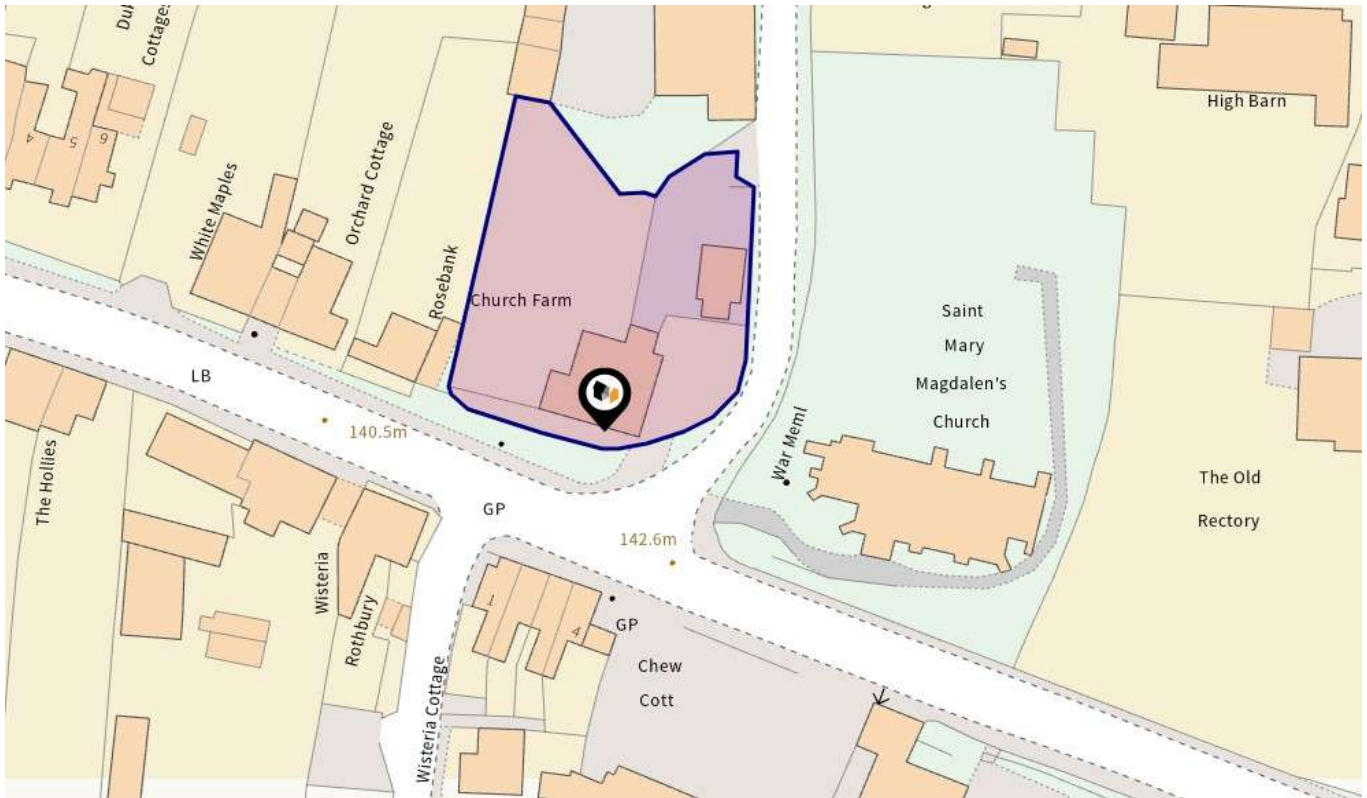
Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

