



The Clock House, Watling Street, Little Brickhill, MK17 9NR  
Price: £550,000 Freehold



Situated in a peaceful and secluded position in the quaint village of Little Brickhill is this character three/four bedroom terraced property, one of a handful of homes set around a courtyard in the historic 'Clock House' (formerly a large staging post in bygone years).



# Watling Street

Little Brickhill, MK17 9NR



There is a monthly service charge of £23.00

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.



You approach the property through the arch of the historic clock tower, an exclusive setting with only a handful of homes, making this a rare find. Upon entering the hallway, you are greeted by charming exposed floorboards and a convenient storage cupboard. From here, doors lead to two ground floor bedrooms, a well-appointed shower room, and the spacious open-plan 'L' shaped living and dining room.

The two ground floor bedrooms both feature built-in storage/wardrobes, with one benefiting from a front facing window and the other offering views over the rear garden. The shower room is fitted with a corner shower cubicle, a low-level WC, and a wash basin, complemented by tiling.

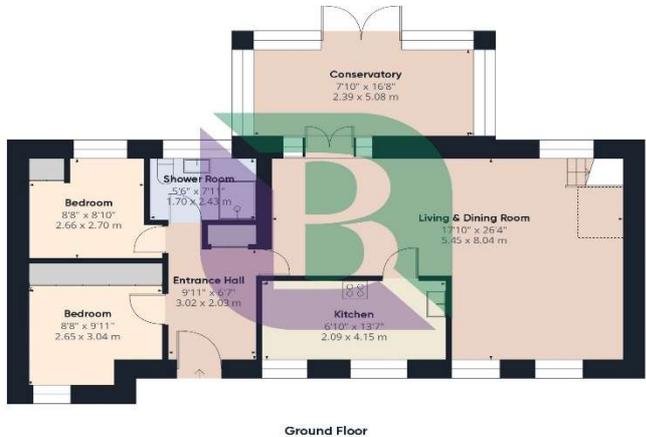
The open plan living and dining room is a charming space, featuring exposed wood flooring and an open tread staircase rising to the first floor. A feature brick fireplace with a tiled hearth, wooden mantel and gas fire adds character, while a latched door provides access to the kitchen. Double multi-paned doors lead out to the conservatory.

Fitted with a range of units, the kitchen is a bright and functional space with ample work surfaces incorporating a gas hob and a one-and-a-half bowl single drainer sink unit. It also features a built-in oven and microwave, along with space for white goods. Complementary tiled splash backs complete the look. The conservatory has a tiled floor, storage cupboard and double doors opening up to the rear garden.

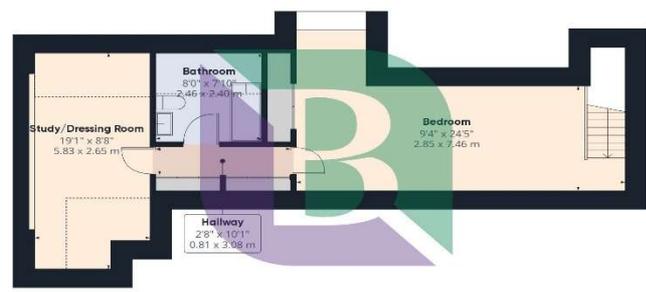
The open tread stairs from the ground floor rise into a spacious bedroom with a vaulted ceiling, storage cupboards, a Velux-style window, and a window overlooking the rear. A latched door leads through to a hallway with built-in wardrobes, providing access to the bathroom and a versatile fourth room that could serve as a bedroom, office, or dressing room. The bathroom is fitted with a white suite, featuring a vaulted ceiling with exposed beams and a Velux-style window, adding to the character of the space.

To the rear is a beautifully tiered garden with steps leading up to the top level. The garden features a patio area, sections of lawn, and well-stocked beds and borders filled with mature plants, trees and shrubs. At the top level, a charming summer house provides the perfect retreat to relax and enjoy the surroundings.

The property also comes with a double garage, with an electric up and over door, eaves storage, light and power.



Ground Floor



Floor 1



<b>Approximate total area<sup>¶</sup></b>
1418.58 ft <sup>2</sup>
131.79 m <sup>2</sup>
<b>Reduced headroom</b>
105.88 ft <sup>2</sup>
9.84 m <sup>2</sup>

(1) Excluding balconies and terraces

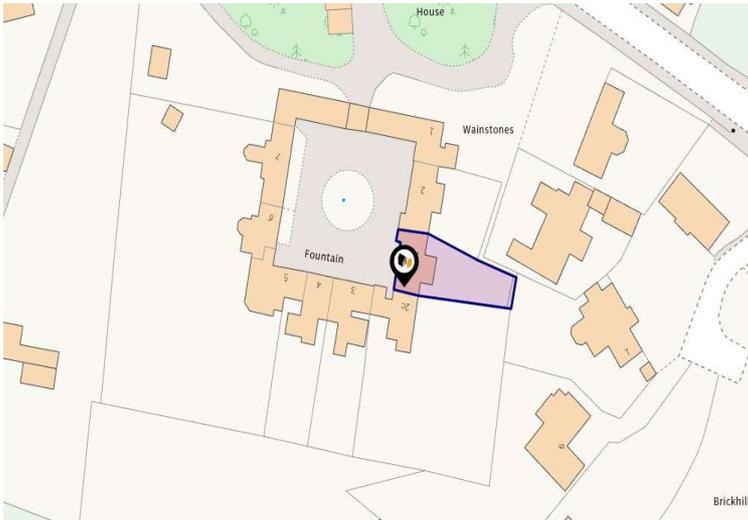
Reduced headroom  
----- Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(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	

**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.



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