

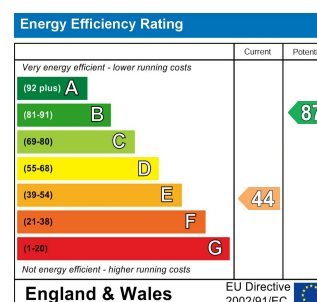


1 Little Horwood Manor, Little Horwood, Milton Keynes, Buckinghamshire, MK17 0PU



For illustration purposes only - not to scale

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For auction £425,000

** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 23rd SEPTEMBER 11:00 AM ** GUIDE PRICE £425,000+ ** VIEWINGS BY APPOINTMENT TUESDAY 1ST SEPTEMBER 2.45 PM TO 3.30 PM & TUESDAY 8TH SEPTEMBER 2.45 PM TO 3.30 PM **

This attractive Grade II listed, end-of-terrace freehold home forms part of a former country house estate and offers approximately 2,000 sq ft of accommodation arranged over four floors, set within stunning communal grounds. The generously proportioned accommodation includes four/five bedrooms, a spacious living room, dining room, two studies, four bathrooms, and a dedicated home gym, providing flexible living space ideal for families or those working from home. Externally, the property benefits from an enclosed courtyard garden, a large roof terrace, and parking. Situated in the idyllic village of Little Horwood, the property enjoys a convenient location between Milton Keynes, Buckingham, and Aylesbury, all within a reasonable driving distance, offering the perfect balance of rural charm and accessibility. Although the property would benefit from improvement, it represents an outstanding opportunity to acquire a substantial and prestigious period home.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: auctionhouse.co.uk/bedsandbucks

9 Westleigh Office Park, Northampton, NN3 6BW

T: 0333 358 2245 F: 01604 232627

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ACCOMODATION

ENTRANCE HALL

Tiled floor, door and stairs to 1st floor, door to rear access, airing cupboard, door to

LOUNGE

18'11 x 11'3

Two windows, tiled floor, door to

STUDY

8'10 x 4'2

Window, wood floor.

DINING AREA

15'10 x 11'2

Skylight windows, patio door to garden

KITCHEN

17'0 x 8'10

Two windows, range of fitted units with granite worktops, tiled floor, tiled splashbacks, range cooker and filter hood, integrated dishwasher and fridge.

UTILITY ROOM

With fitted worktop and units, walk in store housing electrics.

GYM/FORMER GARAGE

19'0 x 10'0

Windows, former garage set up as gym, with an internal partition behind the existing garage door.

SHOWER ROOM

Window, tiled walls and floor, walk in shower, WC, floating sink unit

LANDING

Stairs to 2nd floor, radiator, airing cupboard, door to

1st FLOOR LIVING ROOM/GUEST ROOM

18'8 x 11'4

Two windows, patio door to roof terrace, door to

STUDY/DRESSING ROOM

9'10 x 9'8

Two windows, fitted desks/storage units

BATHROOM

Window, Bath, sink unit, wc, tiled walls

2ND FLOOR LANDING

Radiator, stairs to 3rd floor, door to

BEDROOM TWO

15'6 x 10'0

Window, fitted wardrobes & vanity unit

BEDROOM THREE

15'3 x 9'0

Window, radiator, fitted wardrobes and vanity unit

BEDROOM FOUR

13'0 x 10'0

Window, radiator, fitted shelving

BATHROOM

Window, corner bath, sink, wc, walk in shower, tiled floor and part tiled walls

3RD FLOOR LANDING

Tiled floor, door to

BEDROOM ONE

18'0 x 13'5

Two windows, fitted wardrobes, door to

EN-SUITE

Walk in shower, sink, wc, tiled walls and floor

OUTSIDE

REAR GARDEN

A courtyard style rear garden with patio areas and side access.

ROOF TERRACE

1st Floor roof terraced with access from the 1st floor living room and stairs from the garden

PARKING

Please note the original garage still retains a garage door but has been internally converted into a gym. With space to park in front of the garage and further parking bays intended for residents.

GROUNDS

Set in stunning communal gardens with outstanding views

SERVICE CHARGES

The property is subject to annual service charges to maintain the communal gardens and parking areas, the statement for 2026 shows an annual charge of £1656.

SERVICES

No appliances or services have been tested

COUNCIL TAX

Band G, Aylesbury Vale

PRICE INFORMATION

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £4800 (£4000 plus VAT)

HOW TO GET THERE

From the M1 South, leave the motorway at Junction 13 and take the A421 west towards Milton Keynes/Buckingham. Continue on the A421 for approximately 8 miles, then take the exit for Whaddon Road (A5130) towards Whaddon/Little Horwood. Follow the signs through Little Horwood village, then turn onto Warren Road, where Little Horwood Manor, MK17 0PU is located.

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For further information on viewing call 0333 358 2245