



The Slipe, Mill Lane, Hulcote, MK17 8BP

Guide Price £700,000 Freehold



The spacious and well proportioned detached bungalow with a garage was built in 1972 by the current owner, offering an excellent rural opportunity for buyers seeking a property with mature garden, paddock and woodland, and much wildlife interest. Situated in a desirable location and offering generous accommodation throughout. Offered for sale with no above chain.



Mill Lane

Hulcote, MK17 8BP



The small village of Hulcote lies directly north of the M1 and close to the border of Milton Keynes, Buckinghamshire, with a historic church holding regular services. Hulcote is surrounded by rolling hills, fields and woodlands providing a peaceful and tranquil setting for outdoor activities such as walking, cycling and horse riding.



The property features a welcoming entrance hallway leading through to a bright and expansive living/dining room, complete with a multi-fuel burner that creates a cosy and inviting focal point. From here, double doors open into a lovely conservatory, ideal for use as an additional sitting area, or simply a spot to enjoy the garden outlook year round.

The kitchen is well-sized and functional, providing ample workspace and storage.

There are three comfortable bedrooms, all offering good proportions and plenty of natural light. The main bedroom provides a peaceful retreat with en-suite facilities, while the further bedrooms are ideal for family use, guests, or as a home office. The accommodation is served by a further family bathroom, offering flexibility and convenience.

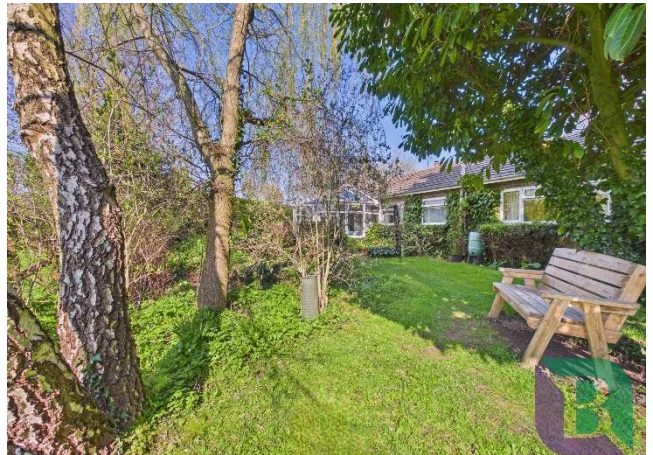
The wrap around rear garden is enclosed and well stocked with a post and rail fence, there is a good-sized enclosed paddock with a large storage shed with double opening doors and stable style door also. Backing onto the paddock is an established woodland thoughtfully planted by the current owners.

While the property would benefit from a degree of modernisation and cosmetic updating, it presents a wonderful opportunity to create a truly impressive home tailored to personal taste.

Externally, the home enjoys a pleasant outlook and a practical layout, with excellent potential.

Agent Note: The vendor has informed a shared right of way at the white gates.





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		58	81
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.



6 High Street
Woburn Sands
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