



Rotten Row | Great Brickhill | Buckinghamshire | MK17 9BA

Asking Price £650,000

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Welcome to Rotten Row, a beautifully presented four bedroom family home oozing character in the heart of Great Brickhill just a short walk from the village school, pub, cricket club and countryside walks. The hub of the home is the spacious kitchen, breakfast family room which spans to rear of the property with doors into the garden. Downstairs there is a further large living room, study/dining room and cloakroom. Enjoying four good size bedrooms, two bathrooms and beautiful countryside views. The garden is an excellent size laid to lawn with different seating areas and you also have a large driveway and garage/utility room.

Welcome to Rotten Row

The property is approached via a private driveway providing ample off-road parking and access to a detached garage, with mature hedging creating an attractive sense of privacy. The handsome period façade features warm brickwork with decorative detailing, traditional gables and characterful chimney stacks, complemented by established climbing greenery and neatly maintained planting.

Entrance Porch

A welcoming entrance porch provides space for coats and shoes before opening into the sitting room. There is a window to the side elevation.

Downstairs Cloakroom

Located just off the entrance hall is a convenient downstairs cloakroom, fitted with a WC and wash hand basin. There is a window to the rear aspect.

Sitting Room

22'4" x 12'7" (6.83 x 3.84)

The spacious sitting room is a warm and inviting reception space, enjoying plenty of natural light from windows to two aspects. A striking feature fireplace with decorative tiled inserts provides an attractive focal point, while the generous proportions offer ample room for a variety of seating arrangements. There is a useful understairs storage cupboard and two windows flooding the room with light. Doors lead to the living room and study/dining room.

Study/Dining Room

10'4" x 8'11" (3.17 x 2.74)

The study/dining room is a versatile reception space, equally well suited as a home office or more formal dining room. An exposed brick fireplace with timber mantel forms a focal point, while fitted shelving and cupboards provide useful storage and display space. A door leads through to the open plan living space to the rear of this family home.





Kitchen/Breakfast/Family Room

23'11" x 14'4" (7.29 x 4.37)

The impressive kitchen/breakfast/family room forms the sociable heart of the home, offering a generous open-plan space with clearly defined areas for cooking, dining and relaxing. The kitchen is fitted with an extensive range of shaker-style cabinetry, complemented by light work surfaces and patterned tiled splash backs, with a large peninsula providing additional preparation space and incorporating a Belfast-style sink. Integrated appliances include twin ovens, an induction hob, dishwasher and excellent storage is provided by a combination of cupboards, drawers, full-height units and a walk in pantry cupboard. There is ample space for a substantial dining table alongside a comfortable family seating area. French doors open directly onto the garden, bringing in plenty of natural light and creating an easy connection between the indoor and outdoor spaces.

Bedroom One

12'7" x 12'2" (3.84 x 3.71)

Bedroom one is a well-proportioned double bedroom with a vaulted ceiling and a traditional cast-iron fireplace. A large window overlooks the front garden and provides plenty of natural light. There is ample space for wardrobes and bedroom furniture.

Bedroom Two

11'8" x 8'3" (3.56 x 2.54)

Bedroom two is a further good-sized double bedroom with a window overlooking the garden and open countryside beyond. Benefitting from an en-suite shower room. There is ample space for wardrobes and bedroom furniture.

En-Suite

Bedroom two benefits from an en-suite shower room, fitted with a shower enclosure, pedestal wash hand basin and WC. A heated towel rail and tiled finishes complete the space.

Bedroom Three

10'11" x 9'10" (3.33 x 3)

Bedroom three is currently utilised as a walk-in wardrobe and benefits from extensive fitted wardrobes and storage. This room could easily be changed to be used as a good size double bedroom. It is currently enjoyed presently as a dressing room which is flooded with light from the window to the rear aspect.

Bedroom Four

6'9" x 5'8" (2.08 x 1.75)

Bedroom four is a single bedroom with a vaulted ceiling and a rear facing window providing natural light and a fantastic view. The room could also be used as a nursery or home office if required.

Family Bathroom

The family bathroom is modern and a high spec fitted with a panelled bath, separate corner shower, WC and wash hand basin with fitted storage. Patterned tiling adds interest, while a heated towel rail and window complete the room. There is a large window for natural light.

Driveway

To the front of the property you have a large driveway which offers private off road parking for upto four vehicles. There is side access from the driveway to the garden.

Garden

The rear garden provides an attractive and private outdoor space, with a generous lawn bordered by planting, mature shrubs and small trees that add colour and interest. A paved seating terrace and pergola create an ideal spot for outdoor dining and entertaining, complemented by additional gravelled areas offering space for further seating and pots. The garden is fully enclosed by timber fencing and also includes a timber garden shed, providing useful storage.

Utility/Store

13'5" x 11'3" (4.09 x 3.45)

A separate utility/store provides valuable additional storage and home for laundry appliances while being a practical space separate from the main accommodation. Generously proportioned, it offers flexibility for a variety of household and storage needs. Could also be utilised as a garage space, office, or home gym.



Local Area

The village of Great Brickhill is one of the most sought-after villages in the local area located at the top of a hill and within an 'Area of Attractive Landscape' just 15 minutes from the centre of Milton Keynes. The village has a very active community including The Old Red Lion public house which offers a warm welcome with good food, a superb garden with extensive views over the Aylesbury Vale. The village Church, St Mary's The Virgin is a Grade 2* listed building and has an active congregation. The Cricket Club, which is open all year, is very well supported by the local community often holding events such as dances, quiz nights and special children's events. Adjacent to the Cricket Club is the Tennis Club which has 2 floodlit and recently refurbished courts and a floodlit MUGA primarily used to play football. Both Clubs offer excellent coaching opportunities for children aged 5 and up. The Parish Hall hosts many Clubs and events. Youth Cafe, Badminton Club, Table Tennis Club, palates, dance classes, travelling Post Office, Book Club, W.L., Bowls Club and many more. It is frequently used to hold christening and children's parties. The Parish Hall also accommodates Little Ashes Pre-school every morning which caters for children aged from 2-4 and has an excellent Ofsted record. The village primary school High Ash Church of England is rated Ofsted Outstanding and many children from here progress to the excellent Aylesbury Grammar schools which have daily transportation arranged from the village. Local sporting facilities also include fishing, shooting and stabling with several options regularly available in the village and for golfers there are an array of golf courses available within a few miles' radius including Woburn, Leighton Buzzard and The Three Locks. The village also offers fibre optic internet with speeds upto 1000 Mbps.

The Georgian town of Woburn lies to the north east of Great Brickhill, and offers a variety of restaurants, including Michelin starred Paris House, antique shops and access to the historic Abbey and grounds. Fantastic transport links are on offer with Leighton Buzzard train station being less than 10 mins away and providing direct links to London Euston in under thirty minutes. There are also excellent road links including the A5 and the M1 with air travel available from all London airports but particularly London-Luton which is just 30 mins distant.

Material Infromation





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 measurements are approximate, not to scale.
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