



Ivy Lane | | Great Brickhill | MK17 9AH

Asking Price £950,000

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An opportunity to move to a recently converted, high specification and highly energy efficient barn conversion. Positioned behind electric gates along a private driveway in a sought after location a stones throw from walks in the country parks. A one of a kind home featuring a modern layout. Highlights include a stunning open-plan kitchen with bifold doors to the garden, four reception rooms, four luxurious bedrooms with an en-suite and a garden room with its own shower facilities. Outside you have a low-maintenance garden that is fully enclosed, two large storage rooms and ample driveway parking. No upper chain.

- An exclusive opportunity to acquire a nearly new detached barn conversion in a gated location.
- Sociable layout with three separate reception rooms and studies.
- Self-contained garden room with kitchenette and shower.
- Low-maintenance and fully enclosed garden, an ideal secure lock up and leave.
- Stylish modern open-plan kitchen living area with high-end appliances.
- Four double bedrooms, all with high spec en-suites.
- Two large secure store rooms for storage or hobbies.
- Sought-after village location with active community and excellent amenities including walking distance of the country parks.

Welcome to Hillside Farm Barn

We enter this exclusive property via the private, electric gates providing controlled access from Ivy Lane. A private gravel driveway leads down to your private electric gates which open into Hillside Farm Barn. Inside, a large newly laid concrete driveway curves toward the home, offering ample parking spaces. The house itself features a clean, modern layout with a low-profile design and white cladding, arranged around a central courtyard area. Neatly maintained landscaping with small trees and potted plants lines the perimeter.

Entrance Hall

As you come up your private driveway and through the second set of gates, you reach the front entrance of the home. Stepping through the front door, you enter into the entrance hall, which connects directly to both the open plan kitchen and the sitting room. In here you have stylish herringbone flooring which runs throughout the property.





Kitchen Living Area

22'2" x 22'2" (6.77 x 6.77)

The open plan kitchen is the central hub of the home, combining cooking, dining, and living areas in one beautiful continuous space. A large island sits in the middle, fitted with a Caple wine cooler fridge and a Quooker tap for instant boiling water. The island also includes a seating area with space for multiple bar stools perfect for casual dining/drinks and meals on the go. Along the back wall, full-height units house a fridge, freezer, Caple plate warming drawer, two WiFi-enabled Caple ovens, and a matching Caple microwave, also WiFi connected. Open shelving and concealed storage provide both function and clean lines. Skylights above allow natural light to fill the room, while multiple spotlights and pendant fixtures offer ambient lighting. The kitchen is fitted with colour-changing spotlighting, allowing you to adjust the atmosphere to suit different times of day or occasions. The kitchen includes a large, beautifully crafted pantry with ample space for dry goods, bulk supplies, small appliances, and everyday essentials—perfect for keeping everything organized and within easy reach. A relaxed seating area is integrated into the space, making it ideal for socialising or unwinding. Bifold doors open out onto the garden, creating a seamless connection between the indoor living area and the outdoor space. From the kitchen, you have direct access to a study, a downstairs cloakroom with a Burlington toilet, a utility room, and three bedrooms. A partial screen divides the kitchen from a soft seating area without closing off the space, creating a flowing layout that connects all areas of the home efficiently.

Sitting Room

21'0" x 16'10" (6.41 x 5.15)

The sitting room is a spacious separate living area, offering a dual aspect with windows on both sides that allow for plenty of natural light throughout the day. The room comfortably accommodates both a lounge setup and a dining area if preferred, making it suitable for relaxing or entertaining. A feature electric fire is set into the wall beneath a mounted TV, providing a clean focal point. Ceiling and wall lights add further illumination, ensuring the space remains bright and functional. Accessed directly from the entrance hall, the sitting room also links through to one of the bedrooms for added convenience.

Utility Room

The utility room is a functional space located just off the kitchen, designed for day-to-day tasks and storage. It features a run of fitted base and tall units, with matte black worktops and a matching sink with a flexible hose tap. Patterned flooring adds character to the space. A door leads out to the rear of the property, giving convenient external access.

Study

The study offers a quiet and practical workspace, positioned just off the main kitchen/living area. It includes a long built-in desk with drawers for storage, set beneath a wide window that brings in natural light throughout the day. Shelving and cabinetry provide additional space for organization. The property benefits from fibre optic internet ideal for home working, calls and streaming.

Cloakroom

The cloakroom is fitted with a high specification suite from the well renowned brand 'Burlington'.

Principal Bedroom

16'9" x 10'1" (5.13 x 3.08)

The principal bedroom is a spacious double bedroom featuring built-in overhead storage and bedside units integrated into the layout. A large window allows for natural light, a central light fixture provides full illumination. The room includes a custom headboard wall with shelving. A television is mounted on the wall opposite the bed, and the space opens directly into an en suite bathroom. An impressive master bedroom suite for this one of a kind home.

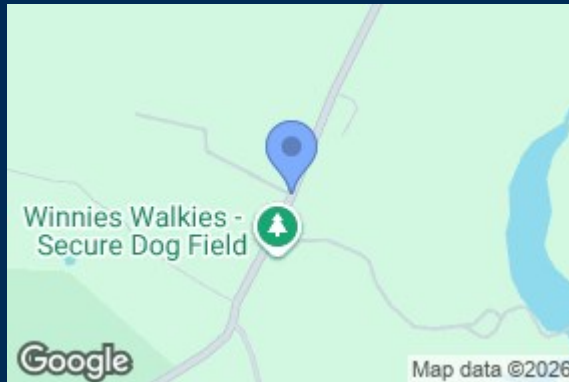
Principal Bedroom Ensuite

The en suite is stylish and fitted with a double vanity unit with countertop basins, along with a spacious walk-in shower enclosure with glass panels and modern fixtures. There is also a built-in bathtub set beneath a skylight, adding natural light to the space. Tiled flooring and walls create a cohesive look, and open shelving provides convenient towel storage. You also have fitted wardrobes in here forming a perfect high end dressing area. A separate door leads to a discreet toilet area, completing the setup.

Bedroom Two

15'8" x 10'5" (4.8 x 3.18)

Bedroom two is well-proportioned being a further double room and benefits from a full-height run of fitted wardrobes and cupboards that frame the bed area, providing extensive integrated storage. Glazed double doors at the far end of the room open out to the outdoors, bringing in natural light and offering direct garden access.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) 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		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-81) B (49-60) C (35-48) D (29-34) E (21-28) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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