18 Brookside, Lillingstone Lovell, Buckinghamshire, MK18 5BD

HOWKINS & HARRISON

18 Brookside, Lillingstone Lovell, Buckinghamshire, MK18 5BD

Offers in excess of: £650,000

Nestling in the desirable rural village of Lillingstone Lovell, this delightful Grade II Listed cottage has been sympathetically updated with the recent addition of a large garage, solar panels and an air source heat pump, and is presented in lovely condition with many original features throughout. Enjoying countryside views, the cottage offers flexible family accommodation including four bedrooms, two bathrooms, sitting room with inglenook and a spacious kitchen / dining room. The garden is enclosed and there is ample driveway parking.

Features

- Grade II Listed Cottage
- Rural location
- Four bedrooms
- Two bathrooms
- Sitting room with Inglenook
- Spacious kitchen/dining room
- Enclosed garden
- Solar panels & air source heat pump
- Large garage with attic room over
- Ample driveway parking

Location

The highly regarded village of Lillingstone Lovell is located approximately 5 miles north of the market town of Buckingham, around 5 miles south of Towcester and 10 miles west of Milton Keynes. The nearby village of Whittlebury has a hotel, spa and golf course, primary school and village pub. There is a range of schools in the area including the nearby Stowe School, Royal Latin grammar school, Akeley Wood School and Winchester House in Brackley.

There is good access to the M1 motorway at junctions 14 and 15 and the M40 at junction 10. Train stations at Banbury offer journey times to London Marylebone from 57 minutes and from Milton Keynes to London Euston from 35 minutes. Northampton, Oxford and Milton Keynes are all within convenient commuting distance.

Sporting activities in the area include golf at Whittlebury Hall, Silverstone and Woburn; sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course motor racing at the world famous Silverstone race circuit! The area is also ideal for walking, cycling and horse riding .

Ground Floor

Entrance hall, spacious sitting room with many original features including the original front door and an inglenook fireplace, cloakroom, spacious kitchen/dining room with French doors leading to the garden. The kitchen has a range of fitted units and a fitted cooker. Steps from the entrance hall lead down to a double bedroom and shower room.

First Floor

The main bedroom has fitted wardrobes, there are two further bedrooms and a family bathroom.

Outside

The cottage is set at the end of a no through road and enjoys lovely open views over the fields. Approached via a gravel driveway, which offers ample parking, leading to the front door. A recently constructed garage has a courtesy door into the garden and attic storage above.

From the kitchen/dining room, French doors open onto an enclosed patio entertaining area with steps leading up to the garden. The substantial garden is enclosed on all sides and mostly laid to lawn with mature borders and a further patio area. Steps lead up to the attic storage over the garage.

Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.

Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel:01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warrantied in any way.

Services

The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services. Air source heat pump.

Tenure: Freehold

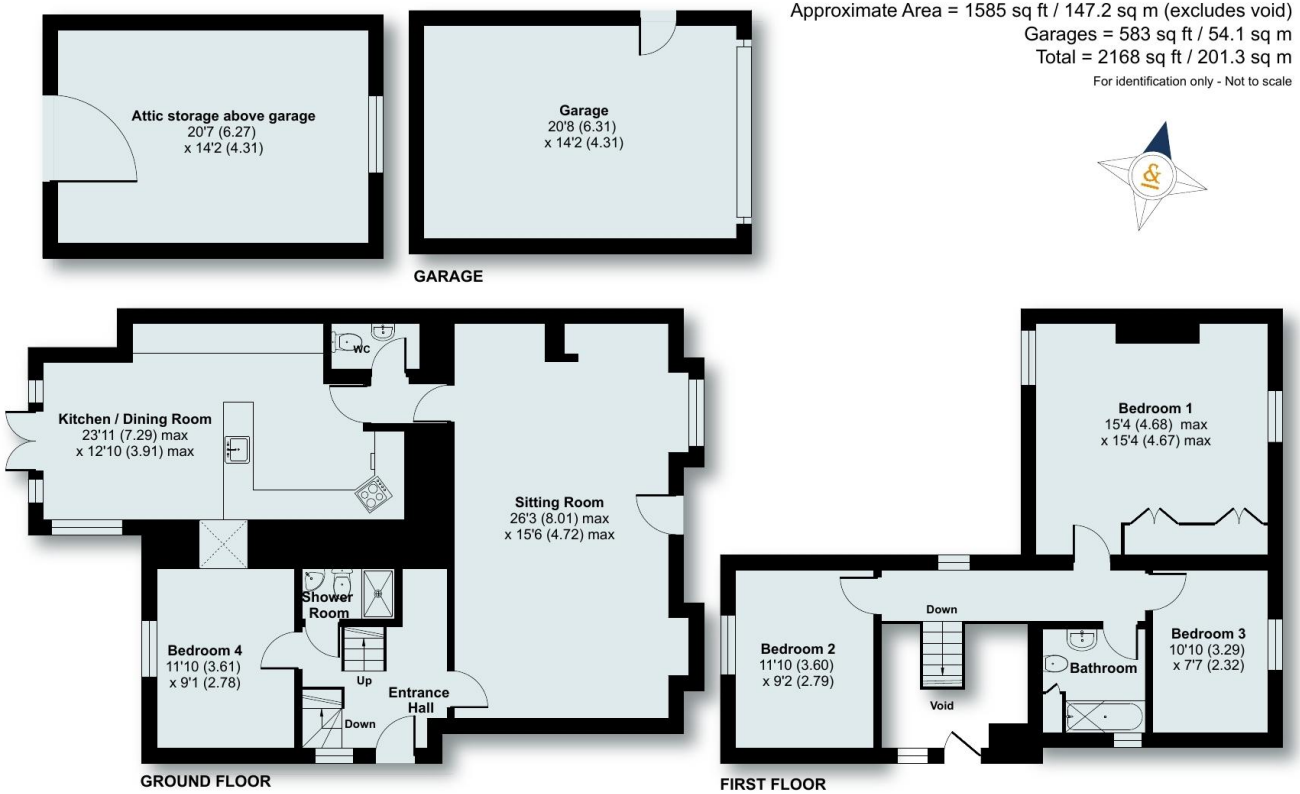
Local Authority: Aylesbury Vale

Council Tax Band: F

Energy Rating: This property is Grade II listed therefore EPC information is not required.

Brookside, Lillingstone Lovell, Buckingham, MK18

Approximate Area = 1585 sq ft / 147.2 sq m (excludes void)
Garages = 583 sq ft / 54.1 sq m
Total = 2168 sq ft / 201.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Howkins & Harrison. REF: 1404611 ©nichecom 2026.

HOWKINS & HARRISON

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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