

Watling Street | Little Brickhill | Milton Keynes | MK17 9LY

Asking Price £825,000

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We are proud to present White Maples in the highly regarded village of Little Brickhill. A stunning, four bedroom former coaching inn with five reception rooms. If you are looking for a large garden to enjoy, look no further as you have one of the most incredible half acre gardens around. The accommodation briefly comprises; entrance hall, library, living room, breakfast room, dining room, office/family room, kitchen, shower room, utility room and a basement for storage. You have three/four bedrooms, study, two walk in wardrobes and the family bathroom. If outside space is what you are looking for White Maples enjoys over half an acre of mature private gardens, simply idyllic. Large driveway for parking and a detached garage.

- A beautiful Grade II listed former coaching inn – Approaching 2500 square feet on a plot over half an acre.
- Four separate living rooms, a wonderful spacious family home. Library, living room, breakfast room, dining room and an office.
- Period features dating back to 17th century.
- Versatile living accommodation with up to four bedrooms and downstairs bedroom potential.
- Stunning landscaped gardens over half an acre with a hot tub area, patios, lawns, vegetable patches, detached summer house and an area for chickens.
- Kitchen and bathrooms finished to an excellent modern standard while retaining character.

Introduction

White Maples is a truly beautiful Grade II listed former coaching inn. Rich in history, charm and character, with elements believed to date back to the 17th century, this wonderful home offers approximately 2,413 sq ft of versatile accommodation, superbly blending period features with modern kitchen and bathroom fittings.

Set within the heart of the rarely available and highly desirable village of Little Brickhill, White Maples is an exceptional family home with four bedrooms, multiple reception rooms, a cellar, a detached garage, a summer house and magnificent mature gardens extending to over half an acre.

The property enjoys an attractive period frontage, a large gravel driveway, beautifully planted front gardens and an extraordinary rear garden arranged into a number of different areas, including formal seating terraces, lawns, mature planted walkways, a summer house, hot tub area and a more practical garden section.

Entrance Hall

The home opens into a welcoming entrance hall, immediately setting the tone for the character found throughout the property. Period-style doors, exposed brickwork, tiled flooring and timber detailing create a warm and charming first impression, with access leading through to the principal reception spaces.

















Living Room / Library
17'3" 10'7" (5.27 3.24)
Positioned to the front of the house, the living room is a superb main reception room currently enjoyed as a library, measuring approximately 17'3 x 10'8. A bay window draws in natural light and frames views towards the front garden, while exposed ceiling beams and a fireplace with wood-burning stove provide a wonderful sense of character. This is a cosy yet generous everyday living space, ideal for relaxing in the evenings.

Lounge
17'10" x 14'2" (5.46 x 4.33)
The second front reception room is another beautifully proportioned room, measuring approximately 17'11 x 14'2. This room enjoys a further bay window, two windows to the side aspect, exposed beams and a charming fireplace, creating an elegant yet comfortable space. The room has excellent flexibility and could serve as a formal sitting room, reading room or family snug.

Breakfast Room
14'1" x 10'9" (4.3 x 3.3)
The breakfast room sits at the heart of the home and is full of period charm, with flagstone-style flooring, exposed beams, a traditional fireplace adjoining a feature serving area and views towards the side garden. Measuring approximately 14'1 x 10'10, it provides a wonderful informal dining area and connects naturally with the kitchen and the wider ground-floor accommodation.

Inner Hallway
The rear inner hall provides a useful secondary entrance area and connects the kitchen, dining room, family room and ground-floor shower room. There is a separate utility room, ideal for laundry and additional storage, while the shower room is finished to a modern standard with a walk-in shower, contemporary tiling, WC and wash hand basin.

This whole section of the ground floor adds real practicality to the home, particularly for families, guests, entertaining or anyone needing flexible downstairs accommodation.

Kitchen
13'4" x 9'0" (4.07 x 2.75)
The kitchen is a beautiful blend of cottage character and modern practicality. Fitted with a range of shaker-style cabinetry, stone-effect work surfaces, a Belfast-style sink, integrated dishwasher, space for an American-style fridge freezer and an Aga-style range cooker, it is a highly functional yet charming room.

Large windows look out towards the gardens, while the tiled floor, timber beam and traditional finishes ensure the room remains completely in keeping with the age and style of the home. There is also space for casual seating at the breakfast bar, making this a sociable and practical everyday kitchen.

Dining Room
20'4" x 8'6" (6.21 x 2.61)
To the rear of the property is a superb additional dining room, measuring approximately 20'4 x 8'7. This bright, more contemporary space enjoys skylights, timber flooring and direct access out to the rear patio. It provides an excellent entertaining room, with ample space for a large dining table and further seating, while enjoying views and French doors into the garden.

Utility Room
The property also benefits from a separate utility room, positioned conveniently within the rear section of the ground floor accommodation. This provides valuable additional practicality away from the main kitchen, with space for laundry appliances and household storage, helping to keep the kitchen as a more sociable and uncluttered family space.

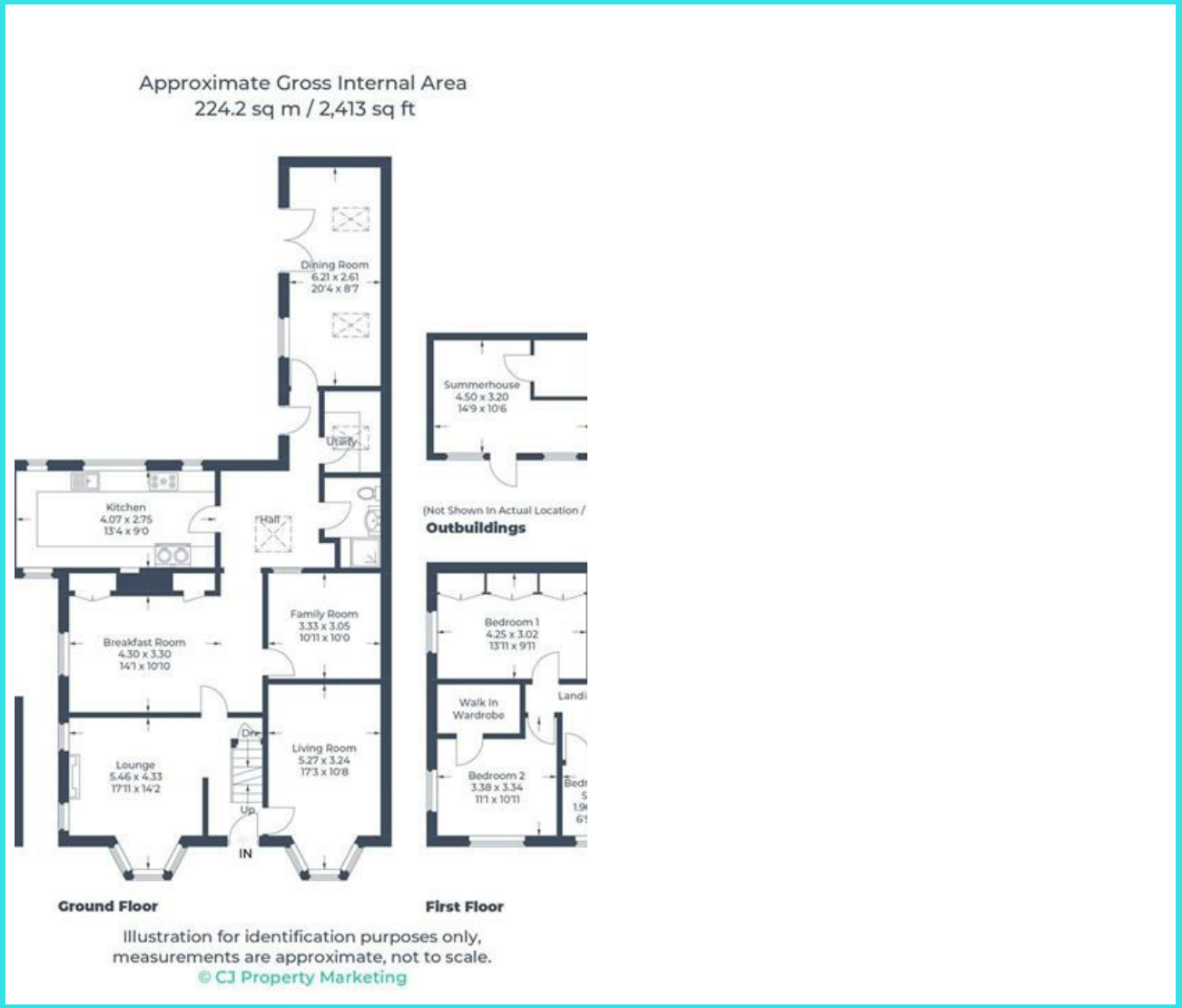
Shower Room
The downstairs shower room is finished to a smart modern standard and is a particularly useful addition to a home of this style. Beautifully tiled and fitted with a walk-in shower, WC and wash hand basin, it works perfectly for day-to-day family use, guests and entertaining, while also supporting the flexibility of the ground floor accommodation should a buyer wish to use one of the reception rooms as occasional bedroom space.

Office / Family Room
10'11" x 10'0" (3.33 x 3.05)
To the rear of the central hall is a further reception room, currently arranged as a family room/study area. Measuring approximately 10'11 x 10'0, this is another versatile space which could be used as a playroom, home office, snug or, subject to a buyer's needs, potential ground-floor bedroom space given its proximity to the shower room.









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