


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

## Asking Price £1,200,000

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A one of a kind bespoke newly built detached home in a private position within the sought after village of Little Brickhill. With impressive living spacious extending to 2,306 sq feet; including a stunning open plan kitchen dining family room with vaulted ceilings. Two further reception areas including a cinema room and mezzanine level. Enjoying four generous bedroom suites and three luxurious bathrooms. Situated on a generous plot with a large driveway, timber car port, sun terrace as well as a private Mediterranean style garden.

- Newly built one off detached family home in a beautiful setting.
- Full-width bi-fold doors opening to the garden.
- Mezzanine office and additional seating area.
- Landscaped Mediterranean style garden with multiple terraces and mature planting.
- Spacious living areas including a cosy cinema room.
- Incredible open-plan kitchen, dining and living space.
- Principal bedroom suite with vaulted ceilings and en suite.
- Contemporary bathrooms and cloakroom finishes. Three en-suite bedrooms.
- Large gravel driveway for parking and timber car port.
- Ten minutes from Woburn for a beautiful high street full of lovely shops, bars and eateries.

## Welcome to Watling Lodge

Watling Lodge is an individually designed detached residence occupying an elevated position in the sought-after village of Little Brickhill. Set behind a generous gravel driveway providing ample parking and a covered car port, the property combines traditional brick elevations with contemporary design features, including a slate roof, large glazed openings and landscaped frontage. Approached via a private entrance, the setting offers a strong sense of privacy while remaining within easy reach of local amenities, countryside walks and main transport links.

## Entrance Hall

The entrance hall creates a welcoming first impression, finished with large-format tiled flooring, recessed lighting and a carpeted staircase rising to the upper floors. Offering a practical layout, the hall provides access to the ground floor bedrooms and media room, together with a cloakroom/WC, while stairs lead to the principal living accommodation on the first floor.

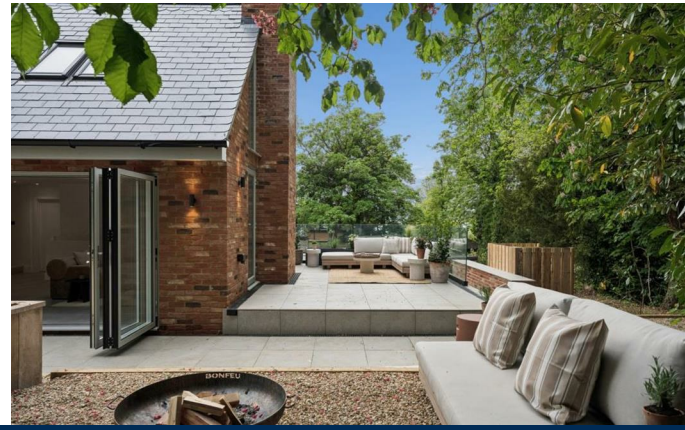
## Media Room

14'6" x 12'2" (4.44 x 3.72)

Located on the ground floor, the media room provides a dedicated space for relaxation and entertainment, featuring bespoke fitted cabinetry with integrated shelving, a slatted timber media wall and recessed lighting throughout. Finished in deep contemporary tones, the room offers a comfortable and private setting, with ample space for a large sofa and wall-mounted television, creating an ideal environment for film nights, gaming or informal family use.

















### Downstairs Cloakroom

The ground floor cloakroom is fitted with a contemporary suite comprising a wall-mounted WC and circular countertop wash basin set on a timber vanity shelf with useful open storage beneath. Finished with large-format tiling, contrasting feature wall tiles and black fittings, the space benefits from a heated towel rail and illuminated mirror cabinet.

### Principal Bedroom

18'4" x 12'5" (5.59 x 3.8)

Located on the ground floor, the principal bedroom is a generously sized bedroom overlooking the front of the property, offering a calm and private retreat. The room benefits from recessed lighting, fitted wardrobes and ample space for freestanding furniture.

### Ensuite

The en suite shower room is fitted with a contemporary suite comprising a walk-in rainfall shower with glass screen, wall-mounted WC and vanity unit with countertop wash basin. Finished with large-format tiling, contrasting feature wall tiles and black fittings, the en suite also benefits from an illuminated mirror cabinet and recessed lighting.

### Bedroom Suite Two

12'0" x 11'7" (3.68 x 3.55)

Bedroom two is a well-proportioned bedroom located on the ground floor, offering a bright and comfortable space with direct access to the outside via glazed door. The room benefits from fitted wardrobes, recessed lighting and a neutral finish throughout.

### Ensuite

The en suite shower room is fitted with a contemporary suite comprising a walk-in rainfall shower, wall-mounted WC and vanity unit with wash basin. Finished with large-format tiling, contrasting feature wall tiles and black fittings, the en suite also includes a heated towel rail and illuminated mirror cabinet.

### Bedroom Three

18'5" x 10'9" (5.62 x 3.3)

Bedroom three is a well-proportioned double bedroom with a large window overlooking the grounds, allowing for plenty of natural light. The room includes fitted wardrobes for built-in storage, recessed ceiling lighting and fitted carpet throughout. Conveniently situated next to the cloakroom for ease of access.

### Open Plan Kitchen Family Room

32'4" x 18'4" (9.88 x 5.59)

The kitchen/family room forms the centrepiece of the house, designed as a large open-plan living space with vaulted ceilings and full-height glazing that brings in excellent natural light throughout the day. The room combines kitchen, dining and seating areas in a single layout, with wide bifold doors opening directly onto the garden and terrace, creating an easy connection between inside and outside space. The family seating area is arranged around a contemporary wood-burning stove set within a brick fireplace, framed by tall feature windows and doors on either side. The double-height ceiling and mezzanine above add to the sense of space, while the large-format tiled flooring runs throughout the room for a clean, cohesive finish. The kitchen itself is fitted with a range of modern oak-effect units finished with stone worktops and matching central island incorporating breakfast seating. Integrated appliances include double ovens, induction hob with extractor above and undercounter sink with black fittings. There is ample room for a full dining table alongside the kitchen, making the space well suited to both everyday family use and entertaining. Recessed ceiling lighting is fitted throughout, and the neutral palette combined with large windows gives the room a bright and open feel. The layout has been designed to make full use of the scale of the property, with clearly defined seating, dining and kitchen areas while still retaining an open-plan arrangement.

### Utility Room

The utility room is positioned off the main kitchen and provides additional preparation and storage space away from the principal living area. Fitted with matching oak-effect cabinetry and white worktops. The room includes further counter space alongside additional cupboards and wall units, making it well suited for appliances, pantry storage and everyday household use. A large American-style fridge freezer is housed within the space. Neutral tiling and black hardware mirror the finishes used throughout the kitchen/family room, maintaining a clean and contemporary look.

### Bedroom Suite Four

13'9" x 10'9" (4.2 x 3.28)

Bedroom four is an inviting bedroom positioned on the first floor, enjoying a private setting beneath the vaulted roofline. The room features impressive pitched ceilings with exposed detailing and a large skylight overhead, drawing in excellent natural light throughout the day. Finished in a neutral palette with fitted carpeting underfoot, the space has a contemporary feel. A large window frames leafy outlooks, while built-in wardrobes provide practical storage without compromising floor space.





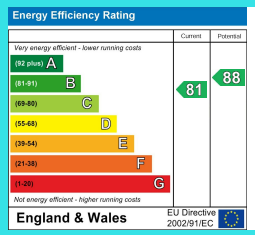


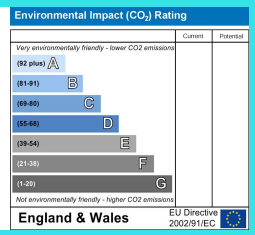



Approximate Gross Internal Area
Ground Floor = 103.4 sq m / 1,113 sq ft
First Floor = 83.5 sq m / 899 sq ft
Second Floor = 27.3 sq m / 294 sq ft
Total = 214.2 sq m / 2,306 sq ft




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