



Vicarage Road, Milton Keynes, MK13 9AG

Bradwell Manor Farm
Vicarage Road
Bradwell Village
Milton Keynes
Buckinghamshire
MK13 9AG

Guide Price £1,350,000

Bradwell Manor Farm is a stone built, Grade II Listed 17th Century Manor House which is situated next to The Church of St Lawrence in the pleasant location of Bradwell Village. This property has undergone a full restoration/refurbishment which has just been completed.

This fantastic, characterful home totals 3,481 square feet of living accommodation, and offers five double bedrooms, two of which have en-suite's. A contemporary feel meets the character of this home in the large open plan kitchen/ dining/family area which opens onto the living room. Additional receptions include a separate sitting room with inglenook fireplace, and a large home office/study. There is also a cloakroom, and a utility room/boot room to the ground floor.

To the exterior, the entrance to the property is entered via a gated entrance which opens onto a graveled driveway and leads to a double garage. The stone walled rear garden is of generous size and compliments this outstanding period property.





Specification

Fully refurbished Grade II Listed Farmhouse
Fully insulated roof space and external walls to meet current building regulations.
New gas fired boiler, hot water and heating system.
Complete rewire of electrical system.
Full security system with alarm and CCTV
Listed building consent refurbished sash windows to front elevation.
New windows to side and rear.
Kitchen and Utility by Bells of Northampton.
Shingle finish to driveway.
Mature gardens.
Patio seating areas to the side elevation onto the rear garden.
Villeroy and Boch sanitaryware.
Refurbished stonework.
Brand new oak staircase and balustrade.
Double aspect wood burner to kitchen/ dining/family area & living room.
Existing farmhouse doors.
Existing period floor finishes in places.
Existing period fireplace openings.
Newly built double garage

Location - Bradwell Village

Bradwell is an ancient village, and now also the name of a New City grid-square including the old village. Bradwell has a Non-League football team Old Bradwell United F.C. who play at Abbey Road, where there is a large sports field with a cricket pitch and several football pitches. The Old Bradwell Tennis Club is also affiliated to the Bradwell Sports and Social Club which has the use of these facilities. There is also a separate Bradwell Bowls Club. Adjoining the sports field is the Bradwell Conservation Area, which is centred on St Lawrence's Field and is administered by the parish council as a nature conservation area. Bradwell Village is close to Central Milton Keynes with its extensive shopping and leisure facilities and the mainline railway station is a short distance away. It is also well

placed for commuters as Junction 14 of the M1 is approximately 3.5 miles away.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes City Council.

Council Tax Band: Band F.

EPC - Exempt - Grade II Listed.

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

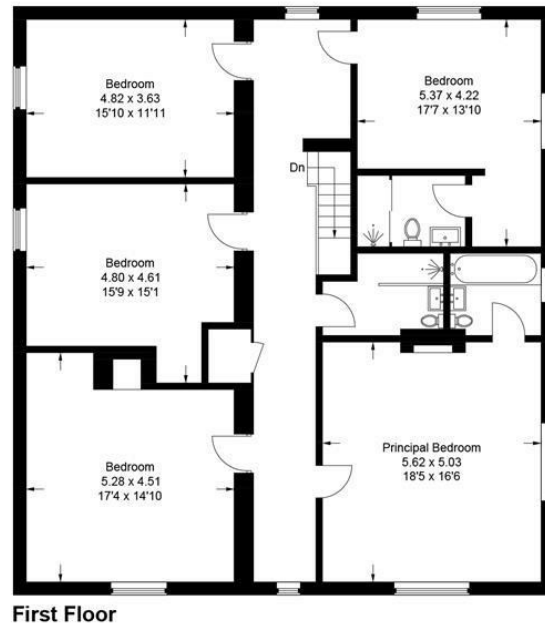
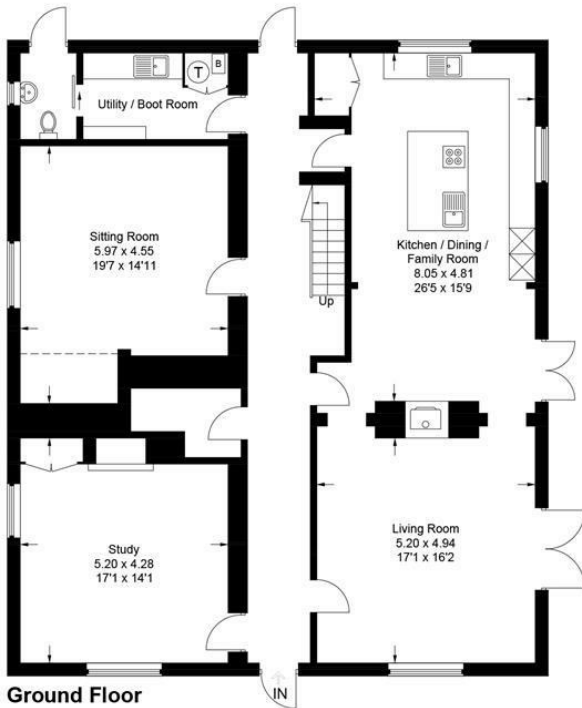
Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

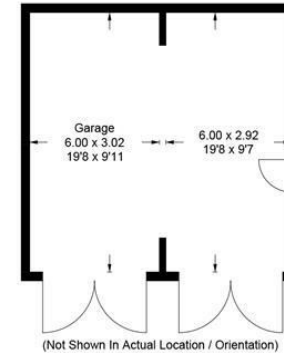




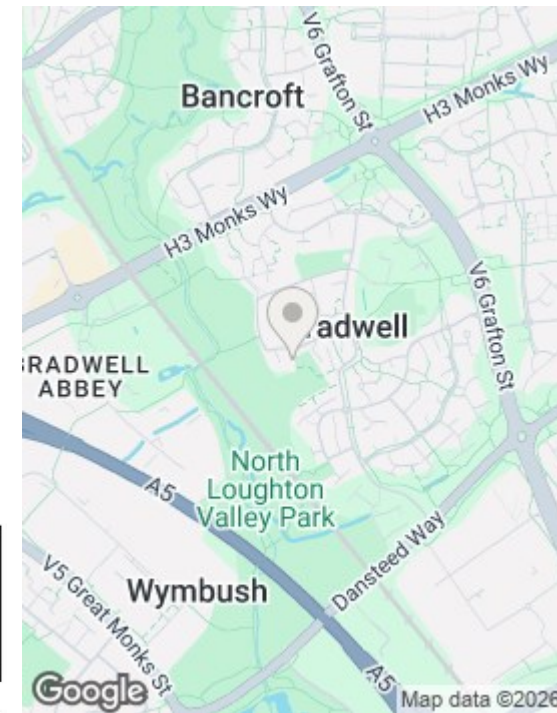
Approximate Gross Internal Area
 Ground Floor = 168.7 sq m / 1,816 sq ft
 First Floor = 154.7 sq m / 1,665 sq ft
 Garage = 36.3 sq m / 391 sq ft
 Outbuilding = 25.2 sq m / 271 sq ft
 (Including Log Store)
 Total = 384.9 sq m / 4,143 sq ft



(Not Shown In Actual Location / Orientation)



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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