



Ivy Lane | Great Brickhill | Milton Keynes | MK17 9AH

Asking Price £575,000

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### Asking Price £575,000

A beautiful Tudor cottage located in the heart of a peaceful village moments away from the Rushmere and Stockgrove country parks and a short walk from the village pub. The accommodation includes an entrance hall, cloakroom, features a spacious kitchen/breakfast room, two large reception rooms with French doors opening to the beautiful south-facing garden, and a garden room (home gym or office). There are three bedrooms (one en suite), a family bathroom, and period features throughout, including exposed beams and a fire. There is off road parking for two cars.

- Charming Tudor Grade II listed thatched chocolate box cottage.
- In the heart of Great Brickhill village a stones throw from country parks and a short walk to the village pub, cricket/tennis club and café.
- Spacious kitchen/breakfast room with a dining room leading from it.
- Two spacious light-filled reception rooms with French doors to the beautiful garden.
- Three good size bedrooms, including an en-suite shower room to bedroom one.
- South-facing landscaped garden with mature trees, a large patio, lawn & greenhouse.
- Useful garden room/home gym with power and lighting.
- Period features throughout: beams, fire, parquet floors.
- Beautiful views and outlooks from all aspects.
- Off road driveway parking for two cars.

#### IF THIS WERE YOUR HOME

A charming Tudor with striking black timber framing and red brick infill, complemented by a well maintained thatched roof. Set in the peaceful and sought after village location of Great Brickhill, the property enjoys a prominent position in the heart of the village, and benefits from a gravel driveway providing two off-road parking spaces. The attractive front door, featuring decorative stained-glass panels, is approached via a small set of three brick and slate steps and is framed by planters. A traditional name plaque adds a welcoming touch as well as giving a nod to the properties heritage.

#### Entrance Hall

Stepping through the front door, you are welcomed into the entrance hall. From here, there is a downstairs cloakroom which is well fitted with a low level WC, basin and has a window.

#### Downstairs Cloakroom

#### Kitchen/Breakfast Room

12'7" x 11'5" (3.84 x 3.48)

The kitchen/breakfast room is a warm and inviting space, fitted with a range of solid oak shaker-style units, complemented by granite worktops and a matching island offering additional preparation and dining space. A traditional range-style oven is set into a tiled alcove with a decorative blue and white splashback. The room is light and airy, with a door leading to the dining room, and features a ceramic Belfast sink beneath a wide window that floods the space with natural light. There is an integrated dishwasher and space for a washing machine. The kitchen is a good size and offers ample storage space for all of your essentials.





### Dining Room

12'5" x 7'8" (3.81 x 2.34)

The dining room is a light and welcoming space, accessed directly from the kitchen/breakfast room and perfectly positioned for entertaining or everyday family meals. French doors open out onto the patio and garden, creating a seamless connection to the outdoor space and allowing plenty of natural light to pour in. With tiled flooring and a charming, cottage-style aesthetic.

### Living Room

19'5" x 17'1" (5.94 x 5.23)

The living room is a spacious and characterful reception space, featuring exposed ceiling beams, beautiful parquet flooring, and a striking inglenook fireplace with a gas fire that creates a warm and inviting focal point. Generous in size and flooded with natural light, the room benefits from large windows and French doors that open directly onto the patio, offering seamless indoor-outdoor living and views over the garden.

### Landing

The first floor landing provides access to all of the bedrooms as well as the family bathroom. Here you have sight of some of the stunning imposing cross beams that are used within the structure of the home.

### Bedroom One

18'8" x 10'0" (5.71 x 3.05)

Bedroom one is a spacious and beautifully presented double bedroom, featuring characterful exposed beams and a large window that fills the space with natural light while offering views over the garden. There is a large built-in wardrobe for storage built along one wall.

### Bedroom One Ensuite

The room benefits from its own en-suite shower room, complete with WC, wash basin, and shower enclosure.

### Bedroom Two

12'9" x 9'6" (3.91 x 2.92)

Bedroom two is a generous double bedroom, featuring exposed black timber beams that adds to its cottage charm. A large window provides a pleasant outlook over the garden and allows plenty of natural light to brighten the space.

### Bedroom Three

8'11" x 6'11" (2.72 x 2.11)

Bedroom three is a versatile space, ideal as a home office, single bedroom or nursery. Character features include exposed beams adding to the cottage feel, while a window provides natural light and views over the garden. Built-in wardrobe space offers practical storage, making the most of the room's layout.

### Bathroom

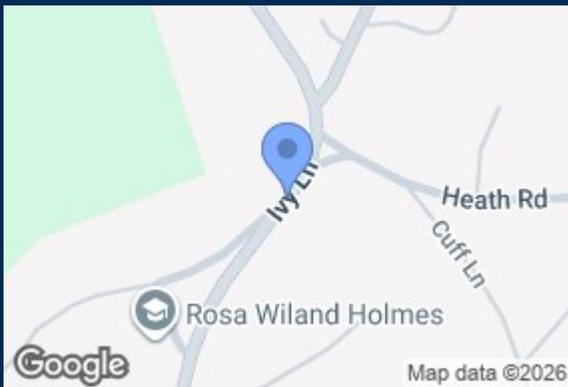
The bathroom is full of period charm, featuring timber beams and a traditional cottage-style feel. Well-appointed with a corner bathtub, separate shower enclosure, WC, and wash basin, it offers both comfort and practicality. A small window provides natural light, while tiled walls and flooring add a clean and classic finish.

### Garden

The south-facing garden is a standout feature of the property—an expansive and beautifully maintained outdoor space that complements the charm of the home. Accessed directly via French doors from both the living room and dining room, it opens onto a large paved patio ideal for al fresco dining and entertaining. A generous lawn extends beyond, bordered by mature shrubs, flowering plants, and a variety of trees, including a striking central tree that creates a focal point in the landscaped setting. A garden room and greenhouse sit nestled at the far end, offering additional lifestyle or storage potential, while gated side access leads conveniently back to the driveway, adding both practicality and privacy to this peaceful, well-enclosed garden.

### Garden Room

The garden room is currently enjoyed as a home gym but could also be used as a home office, craft room or simply a nice place to sit and relax.



Approximate Gross Internal Area  
Ground Floor = 65.2 sq m / 702 sq ft  
First Floor = 51.6 sq m / 555 sq ft  
Total = 116.8 sq m / 1,257 sq ft



### First Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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