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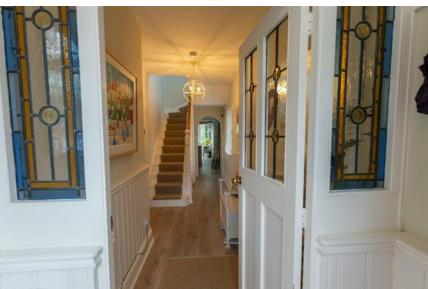
A beautiful two/three bedroom, character property with private garden, part of this historic and friendly landmark in the Little Brickhill. As well as a huge through lounge you have a dedicated dining room and a glorious garden room with log burning stove.

- Semi detached/Mews property.
- Garage and off road parking for two cars.
- Beautifully landscaped rear garden backing onto fields.
- A wealth of living space available.
- Short drive to Leighton Buzzard and Milton Keynes.
- Beautifully arranged around a central courtyard.
- Original period features throughout.
- Peaceful and secluded position.
- High specification kitchen.
- Four golf courses within easy reach.

INTRODUCTION

A beautiful two/three bedroom, character property with private garden, part of this historic and friendly landmark in the Little Brickhill. As well as a huge through lounge you have a dedicated dining room and a glorious garden room with log burning stove.





IF THIS WAS YOUR HOME...

You'll be part of this peaceful and friendly community, just on the edges of much-loved Little Brickhill village. Sat at the end of a peaceful turning, you enter through the gatehouse under the namesake clock, to emerge into the large communal courtyard and central green.

All the properties are nicely spaced around the perimeter, with lovingly preserved frontages all around for a characterful community feel. Your own frontage is an immaculate blend of vintage timbers and brickwork, with original stained glass set into the front door.

Step through the storm porch and you're in the welcoming hallway, with handy extra storage to one side and engineered hardwood underfoot. Your staircase rises ahead of you, while your through lounge sits off to the left.

It's an impressive space. Around 330 square feet in all from the bay window at the front to the garden view at the back, both aspects offering pleasant views and filling the space with natural light. Artfully restored vintage floorboards flow underfoot, while a sleek modern mantel sits over an ebony hearth. Understated lighting combines with the peaceful colour palette to create a tranquil space for relaxing, hosting or home working.

Heading to the rear, your artfully arranged, open plan kitchen, dining room and garden room are all next. The engineered hardwood flows in from the hallway, the kitchen area smartly decked out with a handsome complement of cabinets sat under chunky white Corian worktops. The culinary space totals around 130 square feet, segmented by a curvaceous breakfast bar, where an induction hob sits under an elegantly integrated extractor fan and a stained glass cabinet adds another touch of vintage style.

It all opens up into your striking garden room. In here a vaulted ceiling rises above, with timber panelling and large skylights between original beams. Wrap around windows, French doors provide widescreen views of your impressive rear garden, perfect for enjoying your elegantly landscaped outside space all year round. A wood burner sits in the corner for cosy evenings.

Off to the right of the kitchen and you have your breakfast room. Once again awash with natural light this is yet another opportunity to bask in your garden views. More light engineered hardwood flooring sits below the vaulted ceiling, with another skylight and French windows framing that panoramic greenery. A lobby and cloakroom sit to one side.

Step out into your rear garden to get among all that nature you've been enjoying. Artfully landscaped from front to back, it all starts with a substantial slate patio and multiple split level decks, you've got plenty of places to perch, eat al fresco and take in the impressive greenery that rears onto fields.

Step up to the elevated lawn where a circle of lush grass is surrounded by a perimeter of thriving beds, with a sizeable shed/summerhouse, ideal for turning to numerous uses. It all comes together in a dell of screening greenery and mature trees, ending in nothing but clear skies on the horizon.

Back inside, and upstairs your principal bedroom sits to the front, with views over the locations vintage terraces. Striking statement wallpaper sits over the bed, opposite plentiful fitted storage. Your second bedroom's another double, with vintage timber floorboards underfoot and delectable garden views.

To the rear you have bedroom three, a skylit single, ideal for a child or study. The property is completed by your spacious, dual aspect family bathroom, bright and tranquil with a shower over the tub.

YOUR NEIGHBOURHOOD

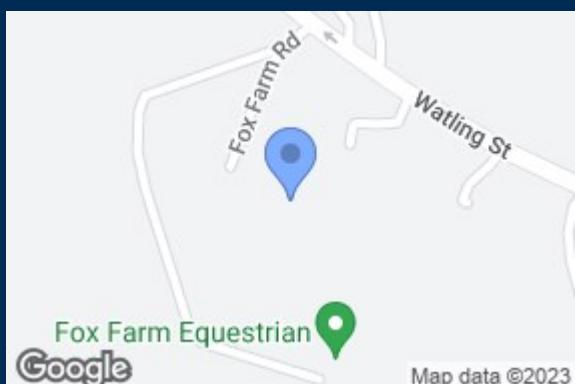
Little Brickhill itself offers amenities including the village hall, hairdressers, pub/restaurant and parks just a few minutes' walk away. Beyond the village borders you're surrounded by open green countryside. Golfers are particularly well catered for, with four courses all within easy reach.

Drivers can skirt nearby Milton Keynes to be speeding along the M1 in less than fifteen minutes. If you're heading further afield, Leighton Buzzard station will get you to London Euston in thirty seven minutes, or to Manchester from Milton Keynes in just over an hour and a half. Alternatively, head to the heart of the city in just ten minutes for cinemas, nightlife and the 'Centre: MK' shopping centre, with over 300 stores.

You have a respectable amount of highly rated schools nearby, with six 'Outstanding' primary/secondaries in a three mile radius alone. Venture five miles out to add eleven more top rated schools, as well as a further fifty-two deemed 'Good'.

GENERAL

Council tax band D - Mains gas central heating - Mains drainage - There is a £25 pcm service charge for the maintenance of The Clock House and common grounds.



GROUND FLOOR

Dimensions are approximate and for illustrative purposes only.
Please refer to the accuracy and layout of the original floor plan.

12 High Street, Little Brickhill

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	81
(91-91)	B	
(90-80)	C	
(55-45)	D	53
(39-34)	E	
(21-38)	F	
(1-20)	G	

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(91-91)	B	
(90-80)	C	
(55-45)	D	
(39-34)	E	
(21-38)	F	
(1-20)	G	

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