



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

Offers In Excess Of £950,000

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### Offers In Excess Of £950,000

We are excited to present this stunning five-bedroom home in Little Brickhill which offers stylish new interiors and versatile living accommodation. You have a contemporary open-plan kitchen/dining/family room with bi-fold doors, a spacious sitting room, dining room, study, utility, and downstairs cloakroom. There are five double bedrooms, the principal suite offers a dressing room and luxury en suite, with a second en-suite to bedroom two. Outside, a landscaped garden is perfect for entertaining with patio and covered lounge, generous driveway, and a useful front-access store to complete this impressive home.

- A beautiful five bedroom detached family home situated on a quiet cul-de-sac in Little Brickhill.
- Spacious extended sitting room with bespoke media wall and bi-folding doors opening to garden.
- Landscaped garden with patio, lawn, and covered outdoor lounge, ideal for entertaining.
- Principal bedroom suite with vaulted ceiling, dressing room, and luxury en suite.
- Large driveway for off road parking and storage area.
- Beautiful open-plan kitchen/dining/living room with island, bar area, and high-spec appliances, the heart of the home.
- Practical dining room, utility room, versatile study, and downstairs cloakroom.
- Four further double bedrooms, including a second en suite, plus modern family bathroom.

#### Welcome to Brickhill Manor Court

The property presents an attractive frontage with a generous block-paved driveway offering ample off-road parking, as well as access to the store. A neat front lawn and established shrubs provide greenery, while the front door sits under a porch for a welcoming entrance.

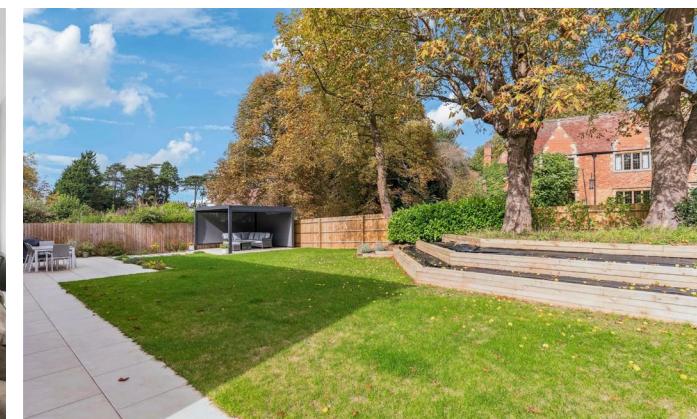
#### Entrance Hall

The entrance hall has a bright and spacious layout, with neutral décor and soft carpeting. The hallway provides direct access to the principal reception rooms, including the dining room and sitting room, while also leading through to the kitchen/family/breakfast area. A central staircase with wooden handrail rises to the first floor, enhancing the sense of space and flow.

#### Dining Room

12'7" x 8'1" (3.84 x 2.74)

The dining room is a stylish and welcoming space. A large front-facing window allows natural light to flood the room, while the bold geometric feature wallpaper adds a modern and sophisticated touch. With plenty of space for a generously sized dining table and chairs, this room makes an ideal setting for dinner parties or relaxed family gatherings.





### Sitting Room

17'5" x 16'11" (5.31 x 5.18)

The sitting room is an extended, impressive, light-filled space designed with both comfort and style in mind. A bespoke media wall with integrated shelving and cabinetry creates a striking focal point. Large bi-folding doors span the rear of the room, seamlessly connecting the indoors with the garden and patio, ideal for entertaining and summer living. Neutral décor and recessed ceiling spotlights enhance the sense of light and space, while the generous proportions offer plenty of room for flexible furniture arrangements.

### Kitchen/Breakfast/Family Room

33'2" x 10'7" (10.13 x 3.23)

The kitchen/dining/living room is a stunning open-plan space that combines modern design with practical family living. The kitchen was refitted in 2021 and is fitted with sleek dark cabinetry, brass hardware and luxurious Silestone Calacatta Gold marble-effect worktops, complemented by a large central island with breakfast bar seating and stylish pendant lighting above. Integrated high-end Neff appliances, include a double oven, hob, extractor fan, dishwasher, fridge freezer and wine cooler complete the high-specification finish. The living and dining areas flow seamlessly, with ample room for a dining table and a relaxed lounge set-up, enhanced by a bespoke bar unit with glass-fronted cabinetry and display shelving. Full-width (five meters) bi-folding doors open onto the garden, flooding the space with natural light and creating a superb indoor/outdoor connection bringing the outside in, perfect for entertaining or family gatherings. Light wood-effect flooring and recessed spotlights add to the contemporary feel, making this room the heart of the home. In the kitchen you have a feature statement radiator plus modern electric fire as well as under plinth heating.

### Utility Room

15'1" x 6'7" (4.6 x 2.03)

The utility room is a smart and practical space, finished to the same high standard as the kitchen. Fitted with sleek dark cabinetry and marble-effect worktops, it offers plenty of storage as well as room for both a washing machine and dryer. A stainless-steel sink adds extra convenience, while overhead cupboards keep essentials neatly tucked away.

### Study

11'3" x 7'4" (3.45 x 2.24)

The study is a versatile room, ideal for those working from home. A large front-facing window allows natural light to fill the space. The room comfortably accommodates a full desk set-up, bookshelves and additional seating.

### Downstairs WC

The downstairs cloakroom was refitted in 2022, it is neatly tucked away by the front door and fitted with a new high quality low level WC and basin.

### Landing

The landing is spacious, enhanced by neutral décor and soft carpeting. A contemporary glass and oak balustrade gives the space a modern, open feel while allowing light to flow throughout. The layout provides access to the bedrooms and bathrooms. There is access to the loft from here which is partially boarded for additional storage.

### Principal Bedroom

16'11" x 14'0" (5.18 x 4.27)

The principal bedroom is a bright retreat, finished with soft neutral tones that enhance the sense of space and calm. Double windows flood the room with natural light, while the grand vaulted ceiling adds to the feeling of openness and luxury. There is ample space for both bedroom furniture and a seating area.

### Dressing Room

The dressing room offers excellent storage with fitted wardrobes and space for a dressing table, making it a practical yet elegant addition to the principal bedroom.

### Ensuite

The en suite is finished to a high standard with sleek tiling throughout, featuring both a modern freestanding bath and a separate walk-in shower, as well as a pedestal wash basin and WC.

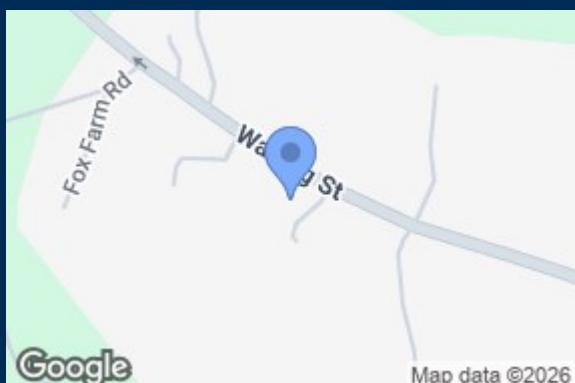
### Bedroom Two

12'9" x 11'8" (3.89 x 3.58)

The second bedroom is a generous double, tastefully decorated in warm tones and filled with natural light from a large window overlooking the front. The room offers plenty of floor space for additional furnishings.

### Ensuite

The room features its own modern en suite shower room, finished with stylish tiling and contemporary fittings.



Approximate Gross Internal Area  
 Ground Floor = 111.3 sq m / 1,198 sq ft  
 First Floor = 121.7 sq m / 1,310 sq ft  
 Store = 10.5 sq m / 113 sq ft  
 Total = 243.5 sq m / 2,621 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/81/EC	

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