



Heath Road | | Great Brickhill | MK17 9AL

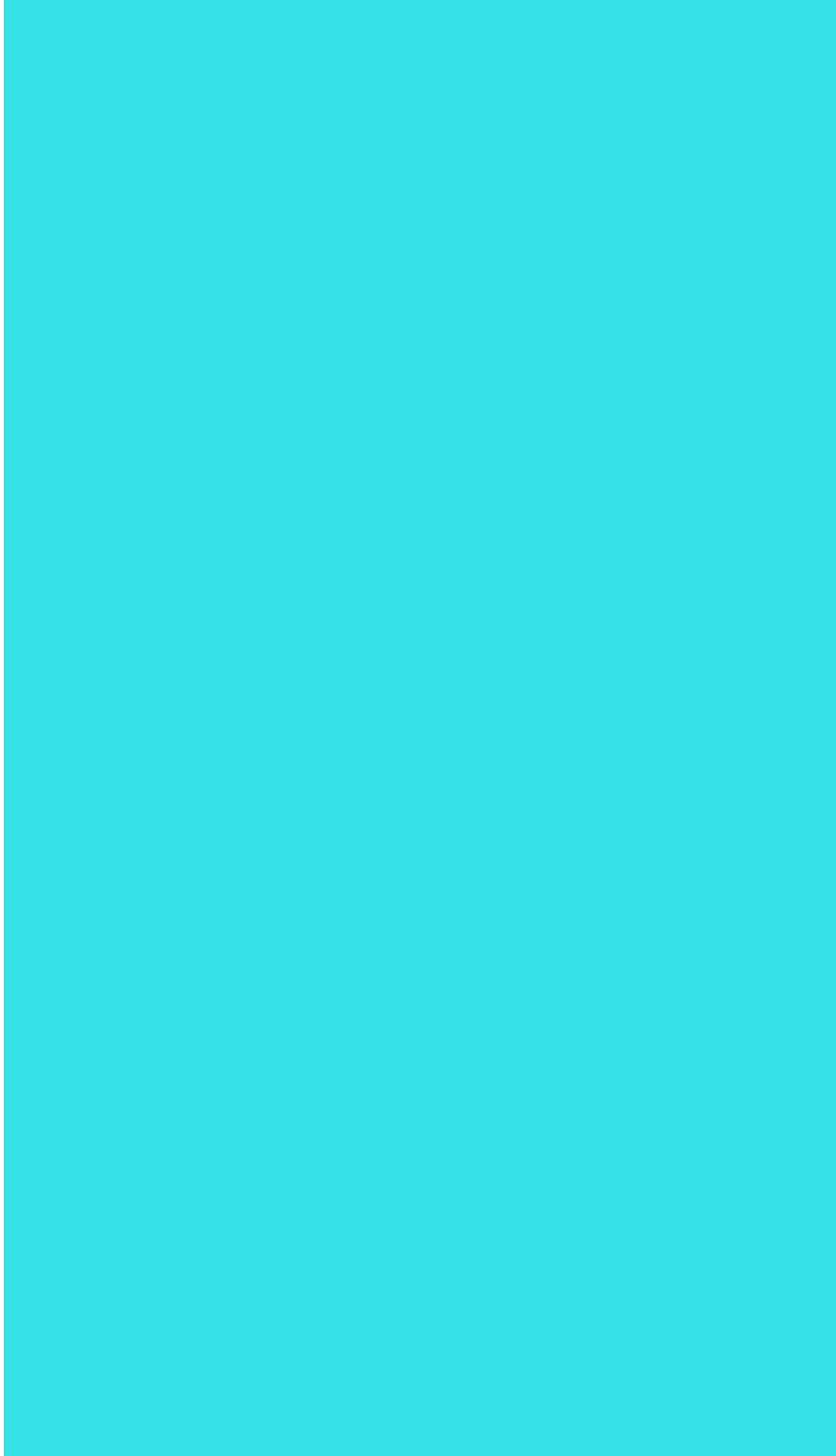
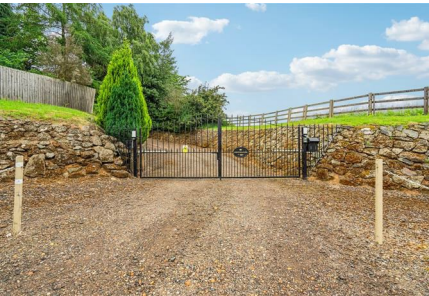
Price Guide £2,000,000

Heath Road | Great Brickhill | MK17 9AL Price Guide £2,000,000

Fine Homes Property are proud to present an opportunity to acquire a spectacular equestrian property, on the edge of Great Brickhill with stunning views over the endless surrounding country, this is a property not to be missed. Set within ten acres of grounds, you have a fully equipped equestrian facility, with the 2300 square foot, four bedroom, three bathroom family home at its heart. The house alone has one acre of mature gardens. There's also a modern fourteen box stable yard, tack room, secure paddocks, manage, double garage, single garage and a double concrete hay barn. Nothing short of an extraordinary property and opportunity, ready for new owners to make their own.

- Stunning elevated and secluded position on the outskirts of Great Brickhill with views.
- Substantial family home approaching 2500 square feet with further scope to extend. (STPP)
- Impressive 14 box stable yard plus tack room.
- Equestrian business potential or a one of a kind opportunity to have full facilities at home.
- Equestrian facility with stabling, manage, paddocks, further outbuildings and excellent hacking.
- 10 acres of established fenced pasture land as well as a stunning house garden.
- An array of outbuildings including double garage, single garage and three further barns.
- Excellent school catchments for all ages including the grammar school.







Approximate Gross Internal Area
 Ground Floor = 203.9 sq m / 2,195 sq ft
 First Floor = 17.3 sq m / 186 sq ft
 Outbuildings = 280.2 sq m / 3,016 sq ft
 Total = 501.4 sq m / 5,397 sq ft
 (Excluding Barns)



Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing Produced for Fine Homes Property

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	65	67	Very environmentally friendly - lower CO ₂ 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 ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

Duck End
 Great Brickhill
 Buckinghamshire
 MK17 9AP
 01525 261100
 enquiries@finehomesproperty.co.uk