



9 South End, Milton Bryan, Central Bedfordshire,
MK17 9HS



Not to scale. For illustrative purposes only

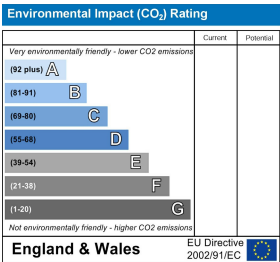
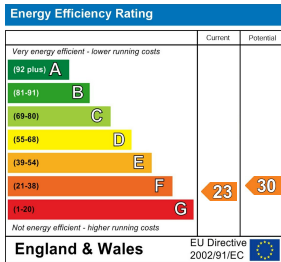


For Auction, GUIDE £380,000+

**** FOR SALE BY AUCTION ON WEDNESDAY, 24TH SEPTEMBER 2025 COMMENCING AT 1PM**
**** SALE VIA A LIVE-STREAMED AUCTION ** GUIDE PRICE £300,000+ ** VIEWINGS BY APPT SAT 30/08/25 1:00PM TO 2:00PM AND SAT 13/09/25 1:00PM TO 2:00PM, PLEASE CALL FOR INDIVIDUAL VIEWINGS.**
Nestled in the idyllic village of Milton Bryan, this rarely available end-of-terrace Tudor-style Grade 2 listed cottage sits on an impressive 0.19-acre plot and offers a rare opportunity to create something truly special. Full of character and period charm, the property is in need of updating and modernisation, but retains many original features that provide a wonderful foundation for refurbishment. The accommodation includes an entrance porch, living room, kitchen, two/three bedrooms, a dressing room, and a first-floor bathroom. Outside, the property benefits from a carport and double gates, offering vehicular access and excellent scope to expand parking provision if desired. The generous plot size also provides exciting possibilities for landscaping or future development, subject to any necessary planning consents. Milton Bryan is a picturesque and peaceful village set in the heart of southern Bedfordshire countryside. Though rural and tranquil, it remains conveniently located just off the A4012 and close to the A5 at Hockliffe, with easy access to nearby towns

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: [auctionhouse.co.uk/bedsandbucks](https://www.auctionhouse.co.uk/bedsandbucks)

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ENTRANCE PORCH

Door to

LOUNGE/DINING ROOM

13'6 x 11'5

Window to front, feature fireplace, exposed beams, door to



KITCHEN

9'8 x 5'4

Window and door to rear, sink unit, door to stairs leading to 1st floor



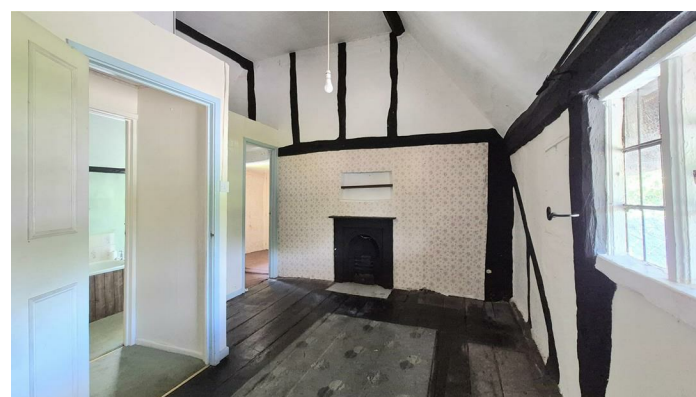
LANDING

Split level with steps up to bedroom two, door to

BEDROOM ONE

13'4 x 11

Window to front, cast iron fireplace, exposed beams, vaulted ceiling, door to



DRESSING ROOM

7'8 x 6'1

Integrated double wardrobe

BEDROOM TWO

12'10 x 8'6

Window to front, doorway to



BEDROOM THREE

12'5 x 8'3

Window to rear



BATHROOM

9'8 x 5'4

Window to front, bath, sink and WC

OUTSIDE

CARPORT

Gated carport to the side with off road parking and gravel driveway



GARDENS

A show stopping feature of the property with a plot of approximately 0.19 acres.



SERVICES

No appliances or services have been tested

COUNCIL TAX

Band C

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot

sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £3500 plus vat (£4200)

HOW TO GET THERE

From Leighton Buzzard town centre onto the A4146 heading east. After about 3 miles, pass through Great Brickhill, then continue on A4146 / Stoke Hammond Road toward Milton Bryan. Look for the sign to Milton Bryan / South End and turn right off the A4146 onto a rural lane leading into the village. Continue for around 1 mile through South End—that lane is effectively the South End road in Milton Bryan. 9 South End will be on your right-hand side.

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For further information on viewing call 01908 030127