



Watling Street, Little Brickhill, Milton Keynes

£275,000



- **Stunning Character Cottage**
- **Village of Little Brickhill**
- **19Ft Double Aspect Living Room**
- **Wood Burner Fireplace**
- **Original Wooden Floors**
- **South Facing Rear Garden**
- **Off Road Parking**
- **16Ft Double Aspect Master Bedroom**
- **Galleried Landing Area**
- **Large Workshop/Outbuilding**

SOUTH FACING REAR GARDEN | BAY FRONTED CHARACTER COTTAGE | VILLAGE OF LITTLE BRICKHILL | OFF ROAD PARKING | DOUBLE ASPECT LIVING ROOM | WOOD BURNER FIREPLACE | 14FT DOUBLE ASPECT MASTER BEDROOM

WISTERIA COTTAGE is a beautifully presented, historic cottage, situated within a CONSERVATION AREA, right in the heart of the popular and sought after Buckinghamshire village of Little Brickhill. The property still maintains many of the original features of its age to include sash bay windows, dado rails with original wood panelling, wooden floors, fireplaces and a chimney.

#### Location

The picturesque village of Little Brickhill lies in the county of Buckinghamshire, ideally situated just west of the A5, close proximity to Milton Keynes city centre, Woburn golf club, as well as surrounding towns and villages. Within the village itself there is a village hall, hairdressers, play park, a B & B, a local pub and a parish church. There are excellent linking roads close by to include the A5, A421 and M1 which enable easy commutes into cities across the local area. There are a few mainline train stations close by providing an easy route into London Euston to include Bletchley, Fenny Stratford and Milton Keynes.





#### Accommodation

The property comes with spacious rooms throughout, set over two floors. The ground floor is entered through a composite stable style door into the entrance hall with a handy utility cupboard which has space for kitchen appliances to include a washing machine and fridge/freezer. From here access is through to the kitchen area, which comprises of a range of solid wood fitted units to wall and base levels, inset sink and drainer aswell as a Rangemaster style cooker. There is also additional room for storage below the staircase. Completing the ground floor there is a particularly good sized living/dining area with double aspect bay windows, original wooden flooring throughout and a wood burner fireplace.

Stairs rise up to the first floor with a galleried landing area and access into the loft space. The main bedroom is an impressive size with double aspect windows aswell as plenty of space for a dressing space and wardrobes. The family bathroom has been upgraded recently to include a three piece suite of WC, pedestal mounted hand wash basin and a free standing roll top bathtub with detachable shower hose.

#### Gardens

The rear garden is generous in length and is south facing, benefitting from a good degree of natural sunlight. Immediately off the back of the house is a courtyard seating area with planted flower beds, a feature shingle area and gated access to the roadside, all enclosed by a brick wall and timber fence border. Through from this part of the garden you can access a further section, where there is stunning decorative features to include well maintained lawn, a wide variety of plants, greenery and wildlife with gated access to the off road parking at the back. Additionally in the rear garden is a large workshop or outbuilding which (offers scope for conversion into an outside office) has full power and light connected and ideal for storage.

#### Parking

There is off road parking allocated to the property for one vehicle.

#### Tenure

We as agents can confirm this property is Freehold.

#### Council Tax Band

B

## Floor Plan



## Area Map

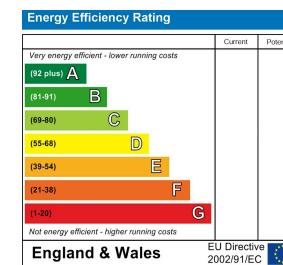


## Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



**IMPORTANT:** Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.