



Holts Green | | Great Brickhill | MK17 9AJ

Asking Price £1,000,000

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We are delighted to present this recently modernised five bedroom, four bathroom family home with beautiful gardens in the village of Great Brickhill with views over Rushmere Country Park. Seamlessly extended, you'll have over 2500 square foot of space, including your very own wine cellar! The accommodation includes; entrance hall, living room, dining room, kitchen/breakfast room, study, utility room, four bathrooms and five generous bedrooms. There is a large front garden, re-laid driveway and a double garage. Internal viewing highly advised.

- An extended five bedroom detached family home in a picturesque cul-de-sac in a popular Bucks village.
- Backing onto open countryside, Rushmere Country Park – Fantastic views.
- Three reception rooms as well as a good size study. Fibre optic internet available.
- Large and private garden mostly laid to lawn backing onto fields.
- Sought after Great Brickhill location close to amenities and good schools including grammar school.
- Four bathrooms including two en-suites.
- Five great size bedrooms and two en-suites.
- Large re-surfaced driveway providing parking and a double garage.

## Welcome to Holts Green

Heading up the ample driveway which has been recently re-surfaced to the double garage, you'll be able to admire the neat frontage with its shutters and twin bay windows, as well as the lush front lawn bordered on two sides by mature hedges. A large space laid to lawn sets the house back from the road of this quiet cul-de-sac. Parking for numerous vehicles and potential for electric car charging if required.

## Entrance Hall

Step under your porch, through your entrance hall and into your hallway which has doors leading to the study, living room, dining room, kitchen, garage and cloakroom. With staircase ahead leading to the first floor.

## Study

10'0" x 8'5" (3.05 x 2.58)

To your right is your ninety square foot study, overlooking the front garden. A perfect size home office for working from home, running a business or homework for the children. The property has access to high speed fibre optic internet if desired.





### Wine Cellar

6'5" x 6'5" (1.97 x 1.97)

Open up the door in the floor to reveal stone spiral stairs, the first of many fantastic talking points, and your wine cellar. There's more than enough cool space for your entire collection, and if you don't have one this is certainly a good sign to start. The cellar is very well constructed, using the world-leading technology / design from Cave Harnois in France. It lends itself as a ideal setup for either anyone with an interest in wine whether that is as a hobbyist or more commercial!

### Sitting Room

24'7" x 11'10" (7.5 x 3.63)

Back across the hall you'll find your 275 square foot sitting room, a welcoming space with newly laid soft carpet underfoot. Windows to each end of the room mean it's always bathed in natural light. A raised fireplace with stone surround provides an equally warm focal point. Sliding patio doors open into the garden and provide the most beautiful view.

### Kitchen

18'6" x 15'4" (5.66 x 4.69)

Then you'll discover your kitchen breakfast room, a generous 290 square foot space, perfect for entertaining as well as for everyday family gatherings. There are plenty of traditional wood fronted units. A long length of worktop with shelving and cupboards underneath neatly divides the room, with more than enough space for a dining table. Fantastic views across the countryside greet you through a large picture window. There's access to the garden from here too, as well as a handy utility room to one side with further units and space for your appliances.

### Dining Room

15'3" x 8'10" (4.66 x 2.71)

Another set of sliding doors take you back inside via your formal dining room, with 125 square foot of space and of course a glorious view of the garden. Vibrant pink carpet lies underfoot. It's an ideal space for hosting, and you'll want to take drinks outside onto the patio during the summer months.

### Utility Room

The utility room provides ample space for additional appliances including washing machine, dishwasher, fridge/freezer as well as a lot of other storage space.

### Downstairs Shower Room

Follow the hallway to find your downstairs shower room, with shower cubicle and vanity sink. There's a heated towel rail and vintage style radiator set into the wood panelling to one wall, and earthy tiling underfoot. Next to that is the interior door to your 280 square foot garage, neatly divided by its own hallway.

### Principal Bedroom

18'6" x 11'6" (5.64 x 3.53)

Your primary bedroom sits to the rear, with 220 square feet of luxurious space. There's yet more bespoke wardrobe space here with mirror door insets, still leaving a huge amount of room for any size bed you choose. Soft carpet lies underfoot, and the views across the fields from here through two large windows are something you'll surely never tire of.

### En-Suite

Your en suite here, fully tiled just as your main bathroom, has both a jacuzzi bath and a shower cubicle. Well fitted with newly laid flooring. Window to the rear aspect for ventilation and natural light.

### Bedroom Two

12'11" x 12'4" (3.94 x 3.78)

Bedroom two sits to the front of the property with plenty of space for a double bed.

### En-Suite

Bedroom Two benefits from access to a well-appointed shower room featuring a glazed shower enclosure with wall-mounted shower, a pedestal wash hand basin with mixer taps, and a low-level WC. The room is fully tiled with a decorative border and complemented by a patterned herringbone-style floor. A frosted window allows for natural light while maintaining privacy.

### Bedroom Three

12'6" x 11'5" (3.82 x 3.48)

Across the landing is an 150 square foot double bedroom. Looking over the front lawn, this bedroom also has a wall of bespoke wardrobes, giving you ample space to keep your clothes organised.



Approximate Gross Internal Area  
 Cellar = 3.8 sq m / 41 sq ft  
 Ground Floor = 137.4 sq m / 1,479 sq ft  
 First Floor = 101.1 sq m / 1,088 sq ft  
 Total = 242.3 sq m / 2,608 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating																					
Current	Potential	Current	Potential																				
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