



Home Farm Lane | Great Brickhill | Buckinghamshire | MK17 9AX

Asking Price £550,000

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Situated on a sought-after no through road in Great Brickhill adjoining open countryside, this beautifully presented four-bedroom home offers stylish, modern living with a contemporary kitchen, elegant dining room, and versatile spaces throughout. The landscaped low maintenance garden features multiple seating areas and a superb garden room/office. The village provides excellent amenities, schooling for all ages, and fast links to London via nearby Leighton Buzzard train station.

- Beautifully presented and spacious family home with stylish, modern interiors throughout.
- Stunning open-plan kitchen with contemporary units, quality finishes and ample workspaces.
- Elegant dining room with feature décor and views over the surrounding countryside.
- Bright and versatile utility/garden room providing additional practical living space for a family.
- Four well-proportioned bedrooms, including a generous principal bedroom and flexible additional rooms.
- Modern refitted family bathroom and additional cloakroom, both finished to a high standard.

Welcome to Home Farm Lane

Occupying a desirable position on the edge of open countryside situated on a quiet lane, this beautifully presented and spacious home offers a perfect blend of modern living and rural charm. Boasting generous accommodation arranged over two floors, the property enjoys a large driveway, stylish interiors and far-reaching views to both the front and rear. Ideally suited to families or those seeking a semi-rural lifestyle without sacrificing convenience.

Entrance Hall

A bright and welcoming entrance hall sets the tone for the rest of the home, offering a stylish first impression. Finished with attractive wood-effect flooring and neutral décor, the space feels both warm and contemporary. A staircase with contrasting dark balustrade and soft carpeting rises to the first floor. Natural light flows through from adjoining rooms, enhancing the sense of openness, and internal doors lead seamlessly to the principal ground floor accommodation.

Sitting Room

16'10" x 12'7" (5.15 x 3.86)

The sitting room is a generously proportioned space, filled with natural light from a large front-facing window that enjoys attractive open views across the surrounding countryside. A striking feature media wall with an inset contemporary electric fire creates a stylish focal point, complemented by soft neutral décor and wood-effect flooring that enhance the room's warm and inviting feel. Offering ample space for comfortable seating, the room flows effortlessly into a further reception/snug area to the rear, where French doors open onto the garden.





Dining Room

26'7" x 8'8" (8.11 x 2.66)

The dining room is a well-proportioned space, beautifully presented with a contemporary finish and enhanced by an abundance of natural light from a large front-facing window, which enjoys pleasant views across open countryside. Elegant wall panelling and a neutral colour palette create a sophisticated backdrop, complemented by wood-effect flooring and recessed ceiling lighting. The room comfortably accommodates a full-sized dining table, making it ideal for both everyday family meals and entertaining.

Kitchen

19'1" x 8'10" (5.82 x 2.71)

The kitchen is a contemporary space, thoughtfully designed with a range of sleek, handleless-style wall and base units complemented by stylish work surfaces and matching upstands. Integrated appliances, including an oven, hob with extractor over and ample space for additional appliances, ensure both practicality and modern convenience. A large window above the sink overlooks the garden, allowing natural light to flood the room, while recessed ceiling lighting enhances the bright and airy feel. Finished with wood-effect flooring and a neutral colour palette, the kitchen offers excellent storage and workspace, with ample room for informal seating.

Downstairs WC

The downstairs cloakroom is stylishly presented and thoughtfully designed, featuring a modern low-level WC and a sleek wash hand basin with contemporary fittings. Decorative tiled splashbacks add a touch of character, complemented by attractive panelling and neutral décor that enhance the overall finish. Cleverly positioned beneath the stairs, the space is both practical and neatly arranged.

Lobby

7'4" x 5'1" (2.26 x 1.56)

Utility Room

9'3" x 7'4" (2.82 x 2.26)

The utility room is a highly practical space, enjoying an abundance of natural light from large surrounding windows and direct access to the garden via a glazed door. Fitted with work surfaces and space for white goods, including a washing machine and tumble dryer, it provides excellent additional storage and laundry facilities away from the main kitchen.

Garden

The rear garden is beautifully landscaped and designed for low-maintenance enjoyment, featuring a generous artificial lawn bordered by decorative gravel and well-stocked planting areas. Multiple seating zones, including a raised decked terrace and a separate patio area, provide ideal spaces for both relaxing and entertaining, all enclosed by fencing to create a private and tranquil setting.

Garden Room

7'4" x 7'4" (2.26 x 2.26)

To the rear of the garden, a stylish garden room offers a versatile addition, currently arranged as a cosy retreat with power and lighting, making it perfect for use as a home office, studio, or entertaining space, enhancing the overall lifestyle appeal of this impressive outdoor area.

Bedroom One

14'5" x 12'7" (4.4 x 3.85)

Bedroom one is a generously sized double room, styled with a modern aesthetic. A striking feature wall in deep green creates a stylish focal point behind the bed, complemented by coordinated soft furnishings, warm metallic accents and matching bedside units. The room benefits from a large window that allows plenty of natural light to flood in while offering pleasant outlooks over the surrounding greenery. There is ample space for additional furniture, including a dressing area and fitted storage, along with a comfortable seating corner.

Bedroom Two

12'5" x 12'4" (3.81 x 3.76)

Bedroom two is a well-proportioned and tastefully decorated double room. The space is filled with natural light from a large window, which also enjoys attractive open views over surrounding greenery, adding to the sense of space and tranquillity. There is ample room for bedroom furniture, with a comfortable layout that includes bedside tables and additional storage. A cosy seating area by the window enhances the room's versatility.

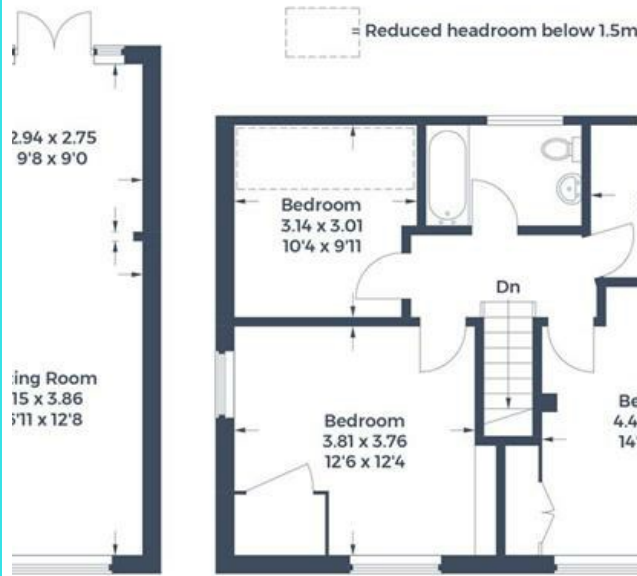
Bedroom Three

10'3" x 9'10" (3.14 x 3.01)

Bedroom three is a cosy and well-presented room. The space features a neutral décor with soft tones, complemented by a characterful sloping ceiling and an exposed wooden beam that adds charm and interest. A window allows for natural light while maintaining a sense of privacy, and there is space for essential furnishings including a bed and storage.



Approximate Gross Internal Area
 Ground Floor = 84.6 sq m / 911 sq ft
 First Floor = 61.3 sq m / 660 sq ft
 Garden Room = 4.7 sq m / 50 sq ft
 Total = 150.6 sq m / 1621 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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 A		Very environmentally friendly - lower CO ₂ emissions 92 plus A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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