



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 spacious family home with modern interiors throughout.
- Dining room with views over the surrounding countryside.
- Four well-proportioned bedrooms, including a generous principal bedroom and flexible additional rooms.
- Landscaped low maintenance rear garden, multiple seating areas and a superb garden room/office.
- Open-plan kitchen with contemporary units, quality finishes and ample workspaces.
- Versatile utility/garden room providing practical living space for a family.
- Modern refitted family bathroom and additional cloakroom, both finished to a high standard.
- Garden room offering a versatile space ideal for entertaining, working from home or leisure use.

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 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

Finished with wood-effect flooring, a staircase with contrasting dark balustrade and soft carpeting rises to the first floor. Natural light flows through from adjoining rooms, and internal doors leads 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 open views across the surrounding countryside. A striking feature media wall with an inset electric fire creates a focal point, complemented by wood-effect flooring. Offering ample space for comfortable seating, the room flows 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, presented with a contemporary finish and enhanced by natural light from a large front-facing window, which enjoys views across open countryside. Wall panelling creates a sophisticated backdrop, complemented by wood-effect flooring and recessed ceiling lighting. The room comfortably accommodates a full-sized dining table.

Kitchen

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

The kitchen is 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. A large window above the sink overlooks the garden, allowing natural light. Finished with wood-effect flooring, the kitchen offers excellent storage and workspace, with ample room for informal seating.

Downstairs WC

The downstairs cloakroom is stylishly presented, featuring a modern low-level WC and a sleek wash hand basin. Decorative tiled splashbacks add a touch of character, complemented by panelling that enhances the overall finish. Cleverly positioned beneath the stairs, the space is both practical.

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 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 keeps laundry facilities away from the 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 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.

Bedroom One

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

Bedroom one is a generously sized double room. A striking feature wall in deep green creates a focal point behind the bed. The room benefits from a large window that allows plenty of natural light, while offering pleasant outlooks over the surrounding greenery. There is ample space for additional furniture.

Bedroom Two

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

Bedroom two is a well-proportioned double room. The space is filled with natural light from a large window, which also enjoys open views over surrounding greenery. There is ample room for bedroom furniture. 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 well-presented room. The space is complemented by a sloping ceiling with an exposed wooden beam that adds charm. A window allows for natural light while maintaining privacy, and there is space for furnishings.

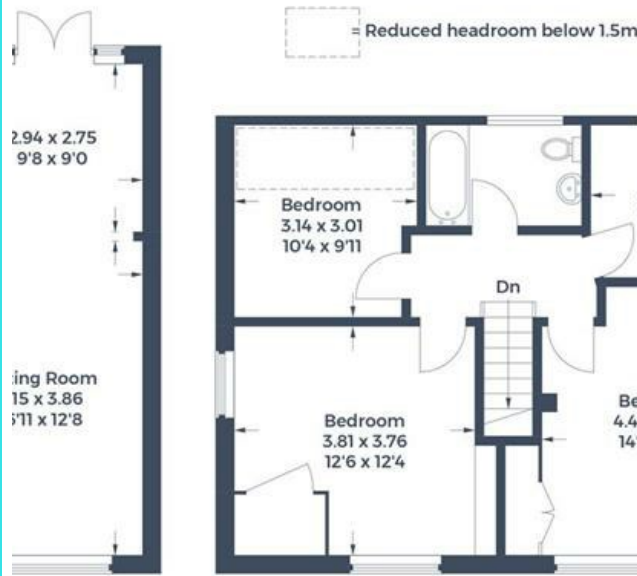
Bedroom Four

10'0" x 8'2" (3.07 x 2.49)

Bedroom four is a well-utilised room, currently arranged as a dressing area. It features a large window that brings in plenty of natural light while offering pleasant views over the garden. One wall is fitted with open wardrobes and shelving, providing ample storage for clothing.



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			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(82-100) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(19-34) E		
(21-38) F			(11-30) 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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