



Lower Way | Great Brickhill | Milton Keynes | MK17 9AG

Asking Price £795,000

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The Old Post Office is an iconic Grade II listed Jacobean home in the heart of the prestigious village of Great Brickhill, enjoying views towards St Mary's Church. Beautifully refurbished and extended, this character property family home mixes period charm with modern living, offering four reception rooms, three generous double bedrooms and an open-plan kitchen/family room. Enjoying a beautifully landscaped garden with patios, lawn areas, mature trees and a garden office, a perfect addition in this family home. Offering driveway parking and a full size double garage.

- Iconic Grade II listed Jacobean family home dating back over 300 years.
- Open-plan kitchen and family area, with vaulted glass ceiling and garden access.
- Three spacious double bedrooms with elevated ceilings and charming period details.
- Landscaped mature gardens with patio seating areas and excellent privacy.
- Refurbished and extended while retaining a wealth of original character.
- Four versatile reception rooms ideal for family living, entertaining and home working.
- Character features throughout including recently installed traditional cast iron thermostatic radiators.
- Fully insulated garden office with power, internet and adjoining storage shed.

#### Welcome to Lower Way

The Old Post Office is an iconic Grade II listed Jacobean home in the heart of prestigious Great Brickhill, enjoying views towards St Mary's Church. Beautifully refurbished and sympathetically extended, this character-filled family home blends period charm with modern living, offering four reception rooms, three generous double bedrooms and a stunning open-plan kitchen/family space. Set within mature landscaped gardens with a garden office, double garage and driveway parking.

#### Entrance Hall

A magnificent introduction to the home featuring a vaulted ceiling, bespoke seating with storage beneath and wood-effect tiled flooring, with an inset brush mat fitted next to the door. Flooded with natural light, the hallway creates an immediate sense of space and character while providing access to the kitchen and boot room. All of the windows in the property have been replaced and are double glazed yet in keeping with the character. There is a window to the side and rear aspect.





### Kitchen

16'11" x 8'4" (5.17 x 2.56)

The kitchen has been tastefully refitted to an exceptional standard, combining character with practicality. Designed with both entertaining and family living in mind, it features an extensive range of floor and eye-level cabinetry with cupboards and extra-depth drawers, complemented by traditional timber and white quartz work surfaces. Integrated appliances include a fitted dishwasher, range cooker and extractor hood, alongside space for a tall freestanding fridge-freezer. A ceramic white butler sink with stainless steel tap sits beneath modern tiled splashbacks, while three windows and three skylights flood the room with natural light. Underfloor heating throughout the kitchen and adjoining family area adds a luxurious finishing touch for the colder months.

### Conservatory/Open-plan Family Room

10'11" x 9'3" (3.34 x 2.83)

Open to the kitchen, the family area creates a flowing open-plan layout suited to modern living. The space is versatile in use and can function as a seating area, breakfast room or additional dining space. A vaulted glazed roof with recently installed electric blinds allows natural light to flood the room, while an exposed stone wall adds character. Patio doors open directly onto the garden, creating an easy connection between the indoor and outdoor spaces.

### Sitting Room/Dining Room

15'0" x 11'5" (4.58 x 3.48)

The room offers flexible use as a sitting room, dining room or additional family room. The sitting room centres around an inglenook fireplace with inset wood-burning stove. Features include exposed timber beams, original wooden latch doors and oak flooring. A front-facing window provides natural light and views to the front aspect.

### Living Room

15'0" x 16'7" (4.58 x 5.07)

The living room features a large inglenook fireplace with wood-burning stove, exposed beams to the ceiling and above the fireplace, and original character features throughout. A window to the front aspect provides natural light and views over the surrounding area. There are built-in shelves and real wood flooring which continues through into the dining room.

### Boot Room

7'7" x 6'6" (2.33 x 2)

The boot room was created by the current owners to provide practical storage for coats, shoes and everyday family items. Doors lead to the utility room, cloakroom, staircase and living room, while high-quality wood-effect tiled flooring continues throughout the boot room, utility room and cloakroom areas.

### Utility Room

12'10" x 8'0" (3.92 x 2.45)

The utility room is a versatile multipurpose space currently used as both a utility room and additional seating area. Fitted with wall-mounted cupboards, drawers, work surfaces, space for a washing machine and tumble dryer, and an inset stainless steel sink with drainer and tiled splashback, the room combines practicality with flexibility. An original brick fireplace remains in place and offers potential for a secondary sitting area, while a large window provides natural light and views over the village and church. Additional storage cupboards are also fitted.

### Downstairs WC

The cloakroom has been refitted and includes a WC and pedestal wash basin with tiled splashback. Traditional timber panelling lines the lower walls, and a cupboard houses the boiler.

### Landing

The first-floor landing offers a large open space suitable for additional furniture or a study area. Exposed beams remain visible throughout, including a substantial diagonal beam believed to pre-date the house and likely originating from an earlier cottage on the site. There are two loft access points, with the loft being partially boarded to provide extensive storage space.

### Bedroom One

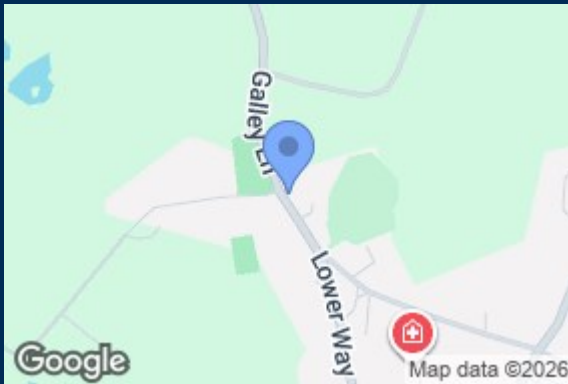
15'6" x 11'9" (4.73 x 3.6)

The principal bedroom is a spacious double room with high ceilings and views towards St Mary's Church. Original floorboards have been exposed, restored and varnished by the current owners. The external walls have been replastered in lime and left exposed internally in keeping with the character of the property. There is also potential to create an en-suite if desired.

### Bedroom Two

12'3" x 8'10" (3.75 x 2.7)

Bedroom two is a double bedroom with a feature fireplace, fitted storage cupboard and front-facing window. The stone mullion fireplace is believed to originate from an earlier property and later had a timber mantel added during the Victorian era. The external walls have also been replastered in lime and left exposed internally.



Approximate Gross Internal Area  
 Ground Floor = 102.2 sq m / 1,100 sq ft  
 First Floor = 64.9 sq m / 698 sq ft  
 Garage / Stores = 41.1 sq m / 442 sq ft  
 Total = 208.2 sq m / 2,240 sq ft

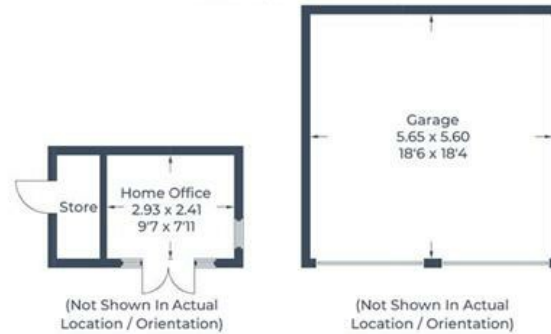


Illustration for identification purposes only,  
 measurements are approximate, not to scale.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
 A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	72 → 80	 A (02 plus) B (01-09) C (09-40) D (05-43) E (09-54) F (31-38) G (1-20)	
Not energy efficient - higher running costs EU Directive 2002/91/EC		Not environmentally friendly - higher CO <sub>2</sub> emissions EU Directive 2002/91/EC	

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