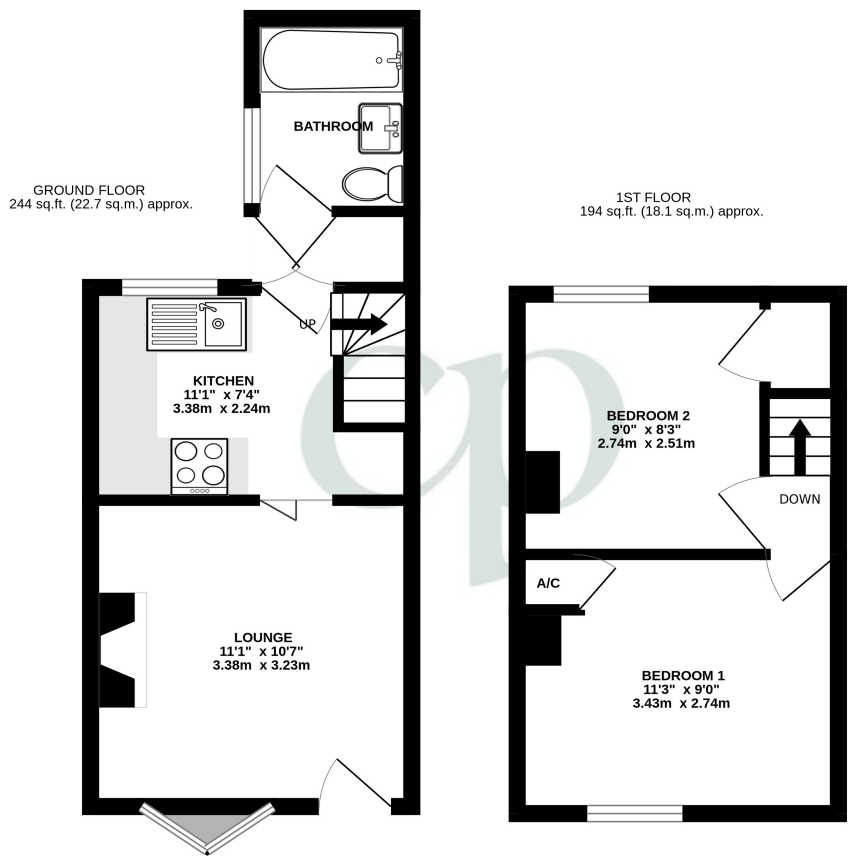




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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www.country-properties.co.uk

This charming, chain free two-bedroom cottage on The Brache, Maulden, combines characterful features with excellent potential. The property boasts a distinctive, eye-catching pink facade. Inside, a cozy lounge features a striking exposed brick fireplace, leading to a practical kitchen. While the tiered rear patio garden includes a pedestrian right of way, it offers a great outdoor area. Convenient public off-road parking sits just opposite, right by the Rec.

- No Onward Chain: Offered to the market with the distinct advantage of no upward chain, ensuring a faster, smoother, and less complicated transaction for the incoming buyer.
- Characterful Facade: A distinctive and instantly recognizable pink mid-terrace cottage profile.
- Feature Fireplace: The welcoming living room centers around a beautiful, rustic exposed brick feature fireplace.
- Outdoor Space & Right of Way: A tiered, fully paved rear patio garden which includes from a pedestrian right of way access across it.
- Convenient Parking Nearby: While there is no allocated on-site parking, highly convenient public off-road spaces with EV charging points are located directly opposite the property.
- Prime Village Location: Situated in the highly sought-after village of Maulden, sitting directly across from the popular Maulden recreation ground (The Rec) and a short distance to amenities.

Ground Floor

Entrance

Front entrance door leading to:

Lounge

Double glazed bay fronted window to front, feature fireplace with gas back boiler, radiator.

Kitchen

Double glazed window to rear, tiled splashback areas, a range of base and wall mounted units with worksurfaces over, integrated oven and electric hob, stainless steel sink and drainer with mixer tap over, stairs to first floor, radiator.

Bathroom

Double glazed window to side, fully tiled, white suite comprising of panelled bath with electric shower over, wash hand basin and low level w/c, radiator.



First Floor

Landing

Loft access.

Bedroom One

Double glazed window to front, airing cupboard housing hot water tank, radiator.

Bedroom Two

Double glazed window to rear, cupboard over stairs, radiator.

Outside

Rear Garden

Tiered rear garden, mainly patio with right of way for neighbouring houses.

NB

These are preliminary details to be approved by the vendor.

All descriptions, images and marketing materials are for general guidance only and highlight the lifestyle and features a property may offer. They do not form part of any contract or warranty. Whilst every effort is made to ensure accuracy, neither Country Properties. nor the seller accepts responsibility for any errors. Buyers should verify all details through their own inspections, searches and legal advisers before proceeding. We are legally required to conduct anti-money laundering checks on all buyers and sellers.

