IVY DENE, WATLING STREET,
LITTLE BRICKHILL

JACKSON-STOPS

IVY DENE, WATLING STREET, LITTLE BRICKHILL, BUCKINGHAMSHIRE MK17 9NP

TOTAL APPROX. FLOOR AREA 988 SQ FT / 91.7 SQ M

AN ESTABLISHED END OF TERRACE COTTAGE REQUIRING UPDATING AND BENEFITTING FROM A PEACEFUL LOCATION AND POTENTIAL OFF ROAD PARKING SUBJECT TO CONSENT.

DISTANCES (APPROX)

CENTRAL MILTON KEYNES 6 MILES
WOBURN 3 MILES
A5 TRUNK ROAD ¼ MILE
M1 JUNCTION 13, 6 MILES

GROUND FLOOR

- Porch
- Sitting Room
- Dining Room
- Kitchen
- Shower Room

FIRST FLOOR

- Large Landing/Bedroom
- Two Further Bedrooms
- Bathroom

OUTSIDE

- Space For One Car (Subject to Consent)
- Rear Garden
- Shed

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

THE PROPERTY

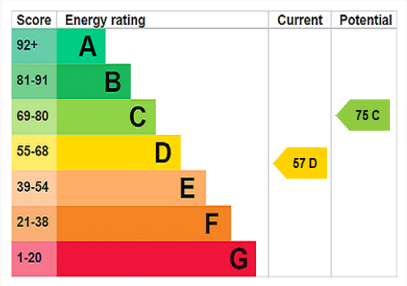
An end of terrace cottage enjoying a quiet location on the village borders and being sold with no onward chain. The property does require a degree of updating and represents an ideal opportunity for a purchaser wanting to put their own 'stamp' on a property.

GROUND FLOOR

A glazed front door opens to an entrance porch. A half glazed door opens to the sitting room with a bay window to the front and a stone fireplace with a brick hearth. The dining room also has a bay window to the front and a door to the kitchen. The kitchen is fully fitted with floor and wall mounted cupboards together with a single bowl, single drainer stainless steel sink unit and work surfaces. There is plumbing for a washing machine and a wall mounted gas fired central heating boiler. A staircase rises to the first floor with storage space underneath. off the kitchen a door leads to a shower room with a white shower cubicle that includes a WC and wash basin. A door opens to the rear garden.

FIRST FLOOR

The large landing has a window to the rear and a fitted cupboard. This landing is large enough to be used as a third bedroom if required. Bedroom one has the original cast iron fireplace and is dual aspect with windows to the front and side. Bedroom two has a window to the front. The bathroom is fitted with a white suite comprising panelled bath with shower over, pedestal wash basin and a low level WC. It has a window to the rear and an airing cupboard housing a hot water tank.



OUTSIDE

At the side of the property is space to park one car subject to planning consent for a dropped kerb.

The rear garden is enclosed with timber fencing and stone walling. It is stocked with a variety of established shrubs and trees. There is a storage shed.

PLEASE NOTE: The next door neighbour has a pedestrian right of access through the rear garden of Ivy Dene to access the rear of their property.

LOCATION

Little Brickhill is situated on the edge of the Woburn Estate and benefits from a public house/restaurant. The market town of Woburn provides a fine selection of restaurants and antique shops with more extensive shopping and leisure facilities including the theatre district, Sno-zone indoor ski complex in Milton Keynes. The property is within one mile of the famous Woburn Golf Club which boasts three championship golf courses. The area is very accessible with Junction 13 of the M1 motorway within a short travelling distance. Rail commuting to London Euston is available locally with a choice of stations at Milton Keynes (40 minutes) and Leighton Buzzard (32 minutes). Air travel is catered for at Luton with Heathrow, Gatwick and Stansted slightly further afield.

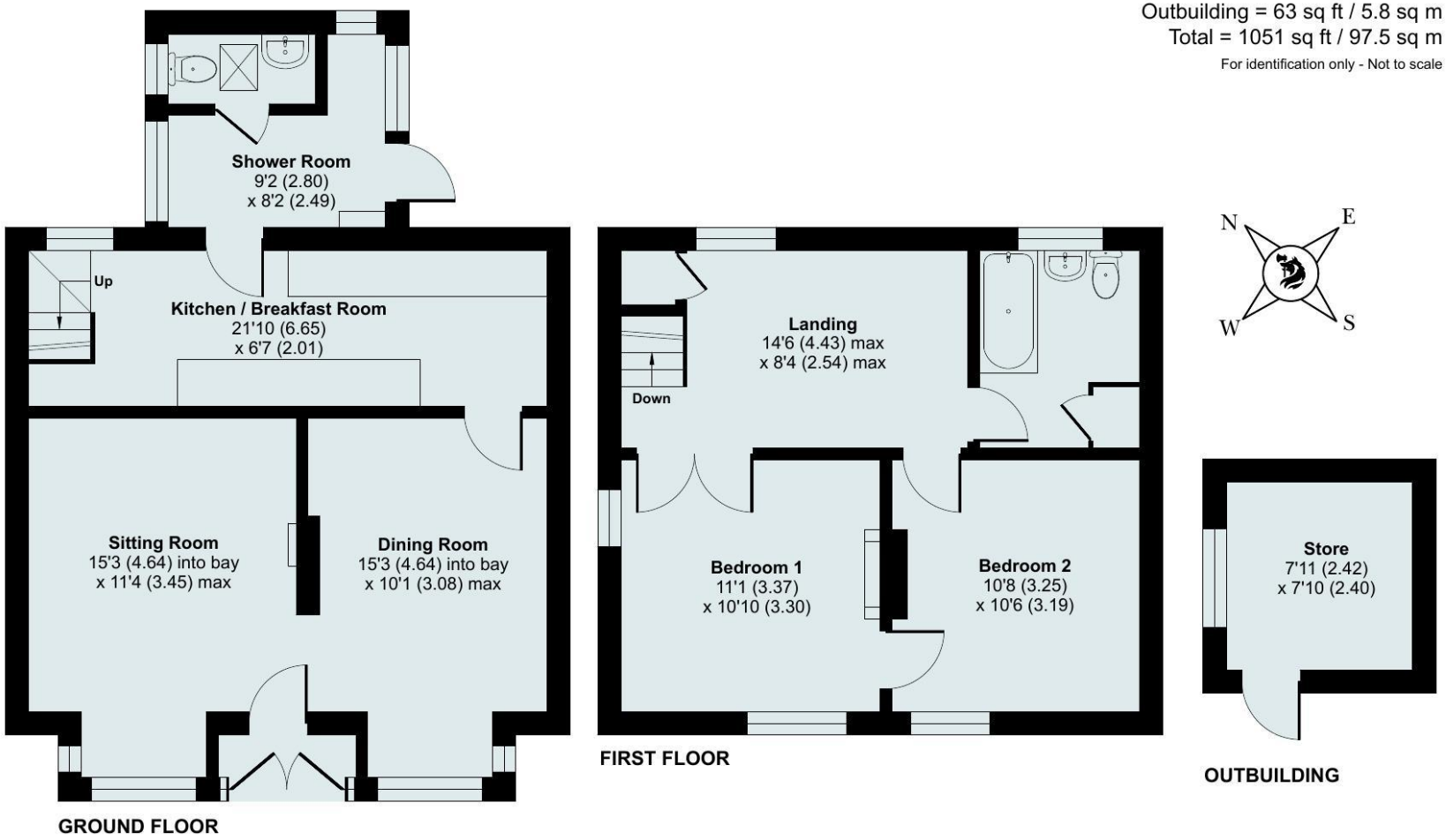
PROPERTY INFORMATION

Services: Mains water, drainage, electricity and gas are connected. Gas fired central heating to radiators.
Local Authority: Milton Keynes Council. Tel: 01908 691 691
Outgoings: Council Tax Band "D"
Tenure: Freehold.
EPC Rating: "D"

Viewing: Strictly by appointment through the sole agents **Jackson-Stops**. 1 Market Place, Woburn, MK17 9PZ.
Tel - 01525 290 641

Ivy Dene, Watling Street, Little Brickhill

Approximate Area = 988 sq ft / 91.7 sq m
Outbuilding = 63 sq ft / 5.8 sq m
Total = 1051 sq ft / 97.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Jackson-Stops. REF: 1530422

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