

Little Horwood, Buckinghamshire

MICHAEL GRAHAM







A four bedroom detached house with a front and rear garden, garage and driveway parking for multiple cars, situated in the village of Little Horwood and for sale with no upper chain.

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1 Wood End

Little Horwood, Buckinghamshire, MK17 0PE

Offers in excess of £750,000

4 bedrooms

3 reception rooms

3 bathrooms

EPC Rating Band D

The property has approximately 1,814 sq. ft. of accommodation set over two floors which includes an entrance porch with access to the dual aspect sitting room which has a feature fireplace with a wood burning stove and French doors to the garden. Glazed doors open to the kitchen and breakfast room. Also on the ground floor is the dining room and study/snug, a cloakroom and utility room

On the first floor the principal bedroom overlooks the rear garden and has an en suite shower room. There are three further bedrooms, one of which has an en suite shower room. The three piece bathroom has a WC, a washbasin and a bath with a shower over.

- Detached house
- Four bedrooms
- Two en suites and a bathroom
- Three reception rooms
- Kitchen/breakfast room
- Utility room and cloakroom
- Garage and driveway parking
- No upper chain

Additional Information

- Mains Water, Gas, Electricity
- The Local Authority is Aylesbury Vale District Council
- The property is in council tax band E

Kitchen/Breakfast Room and Utility Room

The kitchen is fitted with a range of units with tiled splashbacks and quartz worksurfaces incorporating a one and a half bowl sink and drainer with a mixer tap and a breakfast bar. Appliances include a dishwasher, a fridge and a range cooker with an extractor over. Tiled flooring continues through to the breakfast room which has space for a table and chairs, a glazed roof, and French doors to the garden. The adjoining utility room has access to the cloakroom, and is fitted with wall cupboards and a base unit with a worksurface with a sink and space for additional appliances.













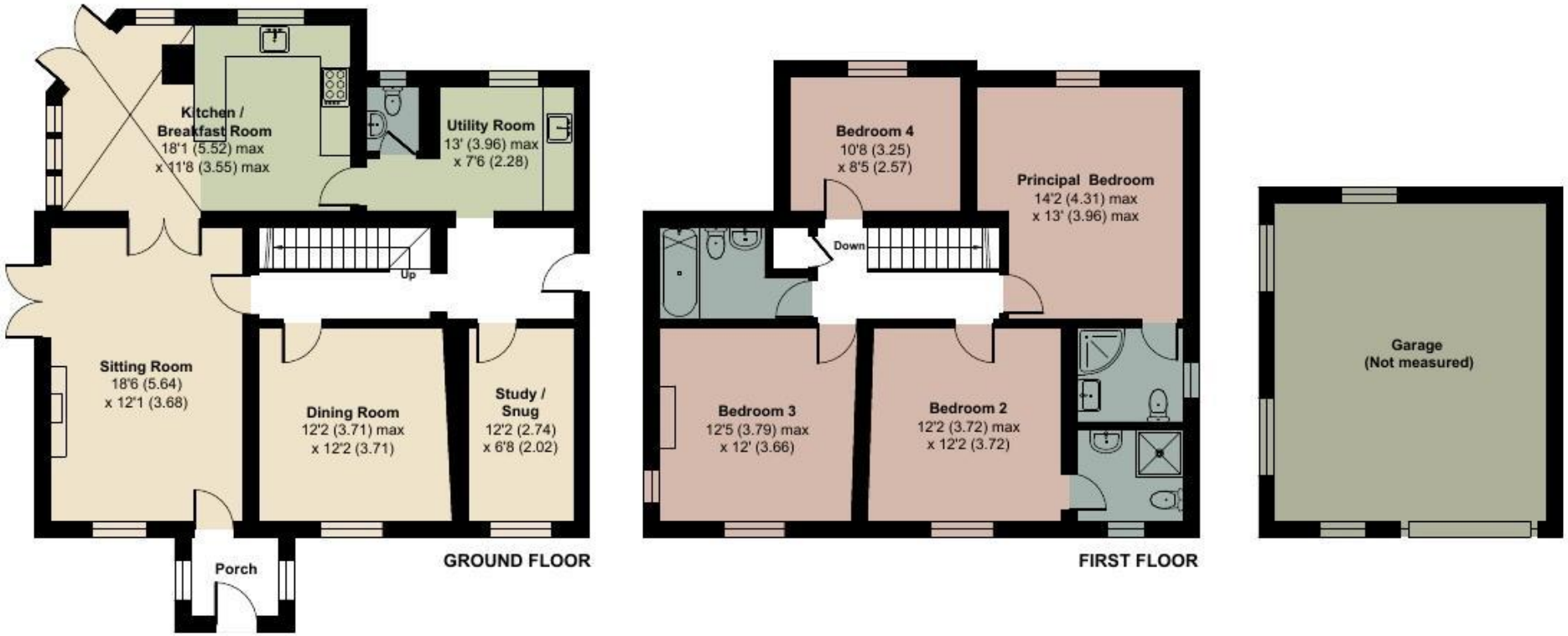
Outside

The front garden is laid to lawn with shrub borders and a path to the front door. The gated gravel driveway provides parking for multiple cars ahead of timber gates which open to a further parking area and the garage. The rear garden is laid to lawn, bordered by mature hedging and fencing with views across the surrounding paddocks. A block paved path wraps around the rear of the house and there is a gravel seating area with a timber pergola over and a further paved patio beside the garage. There is outside lighting, power and a tap.



Approximate Area = 1814 sq ft / 168.5 sq m (excludes garage)

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.
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10 miles from Milton Keynes Centre

9 miles from Milton Keynes station

32 minutes from Euston

Situation and Schooling

Little Horwood is a village in Buckinghamshire located between Aylesbury, Buckingham and Milton Keynes. The village has The Shoulder of Mutton public house, and a village hall that was once the primary school. Great Horwood Church of England School provides education for pupils from 3-11 years of age. The village is also convenient for Swanbourne House School, The Royal Latin and Aylesbury Grammar School. The extensive facilities of Central Milton Keynes are 10 miles away.

Purchaser Compliance & Administration Fee

To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Michael Graham is legally mandated to conduct compulsory Anti-Money Laundering (AML) and Customer Due Diligence (CDD) checks on all property buyers. While we do not charge a commission fee to the property vendor, a mandatory compliance and administration fee of £54.00 (inclusive of VAT) per person is payable by the purchaser(s). This non-refundable fee covers the cost of third-party electronic identity verification, source of funds auditing, and the associated regulatory administration.

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