



Rotten Row | Great Brickhill | Milton Keynes | MK17 9BA

Offers In Excess Of
£1,250,000

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Guide Price £1,250,000-£1,300,000 - Offering nearly 4500 square feet of living space this exquisite family home has period charm with original parts dating back to 1670 mixed with modern luxury. This immaculately presented grand family home enjoying a 0.25 acre plot is offered for sale for the second time in nearly a century. Elegant interiors include a bespoke kitchen, wine cellar, and multiple reception rooms with character features, perfect for the growing family. You have five beautifully appointed bedrooms, three with ensembles, plus a detached gym/games room and multiple studies, creating an exceptional family home in one of the area's most sought-after villages. Offered for sale with the benefit of no upper chain.

- A rarely available beautifully presented five bedroom detached family home in a prestigious location.
- Four spacious reception rooms downstairs, perfect living space for the family home.
- Large utility room/boot room and two downstairs cloakrooms.
- Spacious detached large gym/games room with vaulted ceiling.
- Gorgeous curb appeal with large driveway, and mature front gardens.
- Feature wine cellar offering excellent storage.
- Bespoke kitchen with AGA, granite worktops, breakfast bar, and adjoining breakfast room.
- Landscaped gardens measuring approx. 0.25 acre, multiple terraces, and feature greenhouse.

Welcome to The Hollies

The Hollies is approached via a spacious block-paved driveway offering ample parking and has access to a generous larger than average garage with electric door. This beautiful property impresses with its characterful façade from the outset. The home features a striking pitched roofline with decorative bargeboards, a bold red front door framed by a porch, and landscaping that adds privacy and timeless appeal. Well manicured planting beds, a brick pathway, and lush greenery create an inviting entrance, while the established hedging and trees offer a sense of seclusion. The frontage perfectly blends mixes of architectural detail with a welcoming country-style charm.

Entrance Hall

Stepping inside, you are welcomed into a bright entrance hall. Featuring large-format stone tiles underfoot, leaded windows add a touch of period charm, while glazed internal doors allow natural light to flow seamlessly through to the adjoining rooms.

Dining Room

18'3" x 15'6" (5.57 x 4.74)

The dining room exudes timeless character, creating an inviting space for family gatherings and formal entertaining. Generously proportioned, it features elegant décor and a window that floods the room with natural light, while offering picturesque garden views. The focal point is an inglenook fireplace with a rustic timber beam and exposed brick surround, adding a sense of history and craftsmanship to the space.





Wine Cellar

15'8" x 10'2" (4.79 x 3.12)

Accessed from the dining room, the cellar is a standout feature, offering a dedicated and beautifully appointed wine storage space. With character brick archways, terracotta tiled flooring, and exposed ceiling beams. Thoughtfully designed wine racks provide ample storage for an extensive collection, while a bespoke central tasting station makes this a remarkable feature for entertaining. The space has been tanked so can alternatively be used as useful dry internal storage/a pantry/larder.

Lounge

17'9" x 17'1" (5.43 x 5.21)

The lounge is a well-proportioned and inviting space, perfect for relaxed family living. A striking exposed brick inglenook fireplace with a rustic oak beam and wrought iron detailing forms a stunning focal point, adding warmth and character to the room. Large leaded windows frame views over the landscaped gardens, while French doors allow natural light to pour in and provide seamless access to the terrace for indoor-outdoor living. Thoughtful design elements, including bespoke shelving as well as a soft neutral décor.

Downstairs Cloakroom

A convenient downstairs cloakroom is located just off the entrance hall. Finished to complement the home's elegant style, it adds both function and refinement to the ground floor layout. There is a second cloakroom to come to the rear of the property.

Kitchen

27'7" x 14'0" (8.41 x 4.28)

The kitchen is a stunning centrepiece of the home, seamlessly blending traditional craftsmanship with contemporary elegance. Exposed beams, natural stone flooring, and bespoke wooden cabinetry create a warm and inviting space, while striking quartzite worktops add a luxurious finish. A magnificent brick chimney breast houses a classic electric AGA, offering both charm and practicality for culinary enthusiasts. There is a bespoke walk in larder perfect for the chefs in the household providing lots of space for food and ingredients. Further integrated appliances include a double oven (microwave combination oven and standard oven below), induction hob with built in downdraft extractor fan, dishwasher and warming drawer. Expansive leaded windows frame picturesque garden views and flood the space in natural light, while a sociable breakfast bar provides a perfect spot for casual dining and meals on the go.

Breakfast Room

17'5" x 11'1" (5.32 x 3.39)

The breakfast room is a light-filled and inviting space, designed to be the perfect family hub for informal dining and morning coffee. Expansive windows frame views over the garden, flooding the room with natural light. Benefitting from underfloor heating making this an integral part of the home all year round. The clever use of built-in seating adds both comfort and functionality, while the open layout allows a seamless flow from the kitchen, making it ideal for relaxed family living or entertaining. Patio doors open into the garden.

Utility Room

13'1" x 10'11" (3.99 x 3.33)

The utility room is a practical space, designed with functionality in mind. Bespoke cabinetry in a stylish muted green finish, complemented by sleek quartzite worktops and neutral stone flooring, creates a clean and contemporary aesthetic. Generous storage and space for laundry appliances make this a perfect working hub of the home. From here, a large adjoining cupboard houses the central heating boiler and provides additional storage, while a further toilet adds convenience for busy family living perfect for the active family. Benefitting from underfloor heating on the same circuit as the breakfast room. A door leads into the garden providing easy access into the utility room after long walks with the family in Rushmere/Stockgrove country park.

Downstairs Cloakroom

TV/Playroom

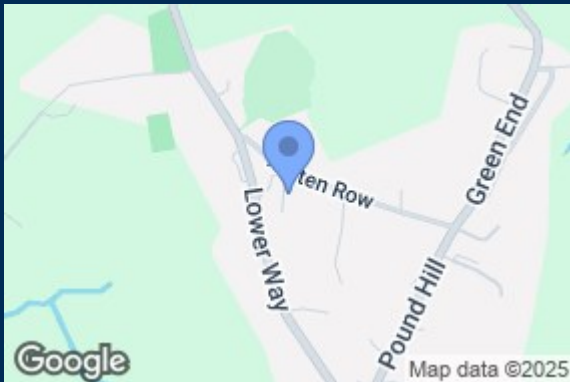
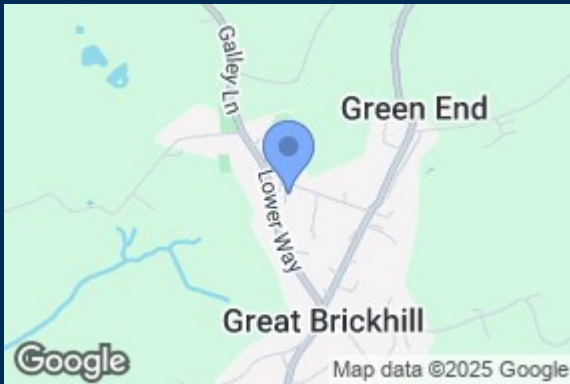
22'1" x 14'10" (6.74 x 4.54)

The TV/Playroom is a spacious and versatile room, ideal for family relaxation or a dedicated entertainment space. Generous proportions allow for a large seating arrangement, while leaded windows fill the room with natural light. A contemporary feature gas fireplace (with remote control ignition) adds warmth and style, making this a perfect spot for cosy movie nights, gaming, or a children's play room. This flexible room offers endless possibilities to suit the needs of modern family living.

Garage

18'0" x 14'5" (5.51 x 4.41)

The property benefits from a generous garage, complete with convenient electric door for ease of access. Offering excellent storage and secure parking, this well-proportioned space is ideal for both vehicles and additional household storage needs, adding to the practicality of the home.



Approximate Gross Internal Area
 Ground Floor = 185.2 sq m / 1,993 sq ft
 First Floor = 133.8 sq m / 1,440 sq ft
 Cellar = 13.8 sq m / 148 sq ft
 Garage = 22.7 sq m / 244 sq ft
 Study / Store = 24.1 sq m / 259 sq ft
 Outbuildings = 34.4 sq m / 370 sq ft
 Total = 414.0 sq m / 4,454 sq ft



Cellar



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 (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
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