



, Milton Keynes, MK13 9AG



Bradwell Manor Farm Bradwell Village  
Milton Keynes  
MK13 9AG

**Guide Price £1,450,000**

**Bradwell Manor Farm is a Grade II Listed 17th Century Manor House, which up until recent years has been used as a Youth Hostel.**

Set in generous grounds, located next to The Church of St Lawrence and opposite the 13th Century Motte and Bailey castle remains. Within the grounds there is an additional dwelling, a three bedroom bungalow in excess of 1100 square feet. Both properties combined offer 9 bedrooms & 3 bathrooms, and require some modernisation and updating, and in total offer living accommodation in excess of 4,600 square feet. There is potential for further redevelopment (STPP), or for a two generation family to return this statement home to its former glory.

Accessed via a shared gated entrance, the Manor House and the bungalow both have extensive gravelled parking and separate gardens.

- GRADE II LISTED MANOR HOUSE
- FOUR RECEPTION ROOMS
- SIX BEDROOMS & TWO BATHROOMS
- ADDITIONAL THREE BEDROOM BUNAGLOW







### Ground Floor

A front door leads into the entrance hall. Door into an internal hall with stairs rising to the first floor landing. Door to the sitting room which is dual aspect with windows to front and side elevations. Brick fireplace. A second reception room is located to the front of the property with a window to the front elevation and is currently used as a laundry room. The third and largest reception room is located to the rear and has two windows to the side elevation and one to the rear. The fourth reception room/study has a window to the side elevation, electric consumer unit, storage cupboard, and a door leading to the driveway at the rear. Linen/airing cupboard.

The kitchen and utility are adjacent and have windows to the side elevation. The rear lobby has an understairs storage cupboard and gives access to the rear of the property.

### First Floor

This floor is accessed via a split level staircase. The landing to the rear of the property has a window to the rear elevation and doors to two bedrooms. Bedroom one is a large double room with windows to rear and side elevations. Bedroom two has a window to the side elevation, wash hand basin and a door to the shower room comprising a shower cubicle and a low level w.c.

The second landing gives access to four bedrooms, three of which are double, and a small single. There is also a multiple wash/shower area which could create a large family bathroom.

### Exterior

The property is enclosed by a stone wall and a wooden gate. The large driveway extends to one side and leads to timber outbuildings and gives access to the rear garden which is enclosed by a combination of walls and timber fencing.

### Bungalow

This property is adjacent to the Manor House and entered via a solid front door into the entrance hall. The entrance hall has built-in storage cupboard and gives access to three double bedrooms, a family bathroom and the kitchen.

The kitchen has a wall mounted gas central heating boiler and a Velux window in the roof and a sitting room which has glazed French doors opening onto the front garden, which is enclosed by a picket fence.

### Bradwell Village - Location

Bradwell is an ancient village, and now also the name of a New City grid-square including the old village. Bradwell has a Non-League football team Old Bradwell United F.C. who play at Abbey Road, where there is a large sports field with a cricket pitch and several football pitches. The Old Bradwell Tennis Club is also affiliated to the Bradwell Sports and Social Club which has the use of these facilities. There is also a separate Bradwell Bowls Club. Adjoining the sports field is the Bradwell Conservation Area, which is centred on St Lawrence's Field and is administered by the parish council as a nature conservation area. Bradwell Village is close to Central Milton Keynes with its extensive shopping and leisure facilities and the mainline railway station is a short distance away. It is also well placed for commuters as Junction 14 of the M1 is approximately 3.5 miles away.

### AGENTS NOTE:

The Manor House is Grade II Listed and is therefore EPC exempt. The class of use on The Manor is currently C1 and formerly had residential use. The Bungalow is EPC rating D and does have residential use.

Both properties have mains gas, electricity and water connected. There are gas to radiator central heating systems in both properties.

Currently the All room dimensions and any reference to square area should be treated as approximate only due to the irregular shape of rooms, and unevenness of walls.

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: D £1,888.07 payable for the year 2022/23.

### Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.







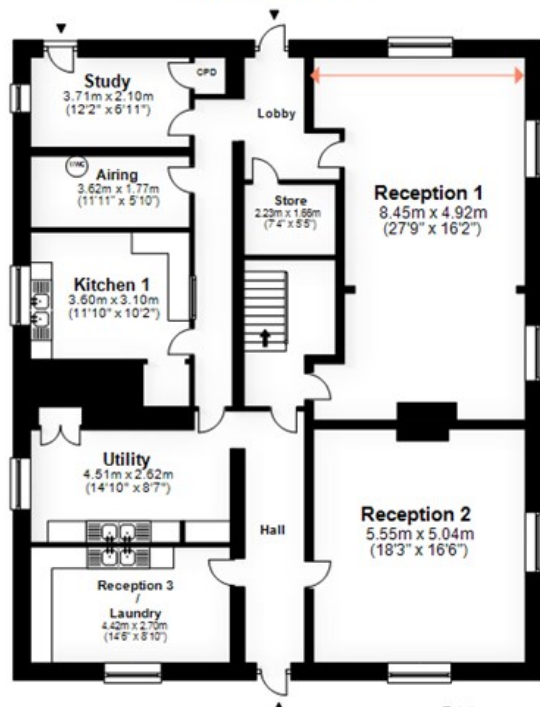






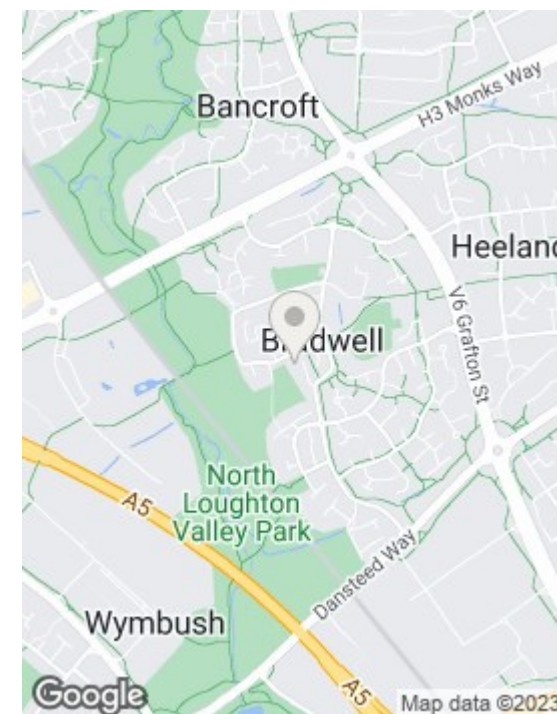
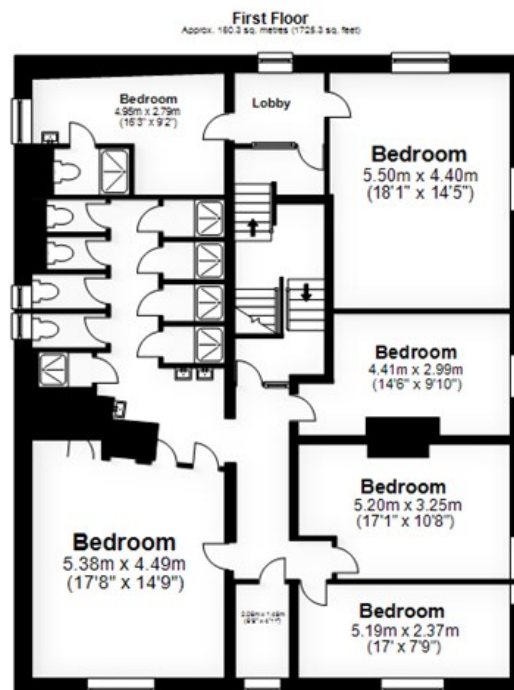


**Ground Floor**  
Approx. 161.1 sq. metres (1724.3 sq. feet)



Total area: approx. 431.0 sq. metres (4639.1 sq. feet)

While every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



## Viewing Arrangements

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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