



The Granary House
Church End | Milton Bryan | Milton Keynes | Buckinghamshire | MK17 9HR

THE GRANARY HOUSE



The Granary House in Milton Bryan was built approximately 25 years ago to a high-end bespoke design by Willis Homes – a renowned local building company. Occupying a generous and private position in the heart of this very popular and well-connected village which lies on the edge of the Duke of Bedford's Woburn Estate.



KEY FEATURES

The Granary House is an impressively spacious and characterful family home which can only be fully appreciated upon viewing. It's clever design gives an excellent flow between the rooms and thanks to being built to modern building standards, could easily be adapted into an evolved layout. Alongside the core living rooms and 5 bedrooms, it also boasts an 8 metre indoor swimming pool, 15 metre entertainment room and purpose built annex with private entrance.

The accommodation comprises: -

Ground floor

Via a covered porch, an oversized pair of oak doors open into:-

Reception Hall – The heart of the house immediately presents a curved, natural oak staircase rising to a galleried landing. Part glazed double oak doors open to the three principal rooms.

Formal Drawing Room – An attractive brick fireplace with exposed cross beam and flagstone hearth is the centre of the room. Benefiting from quadruple aspect natural lighting, the room has double French doors which open into the rear garden.

Dining Room – Accessed by impressive, part glazed double doors, this generous sized room could easily accommodate a very large dining table. It offers views through to the garden via double French windows and windows on each side. It also has a convenient door directly into the kitchen.

Family Room – With connecting doors to the drawing room and hall, this dual-aspect room offers a more relaxed yet spacious retreat for the family.

Cloakroom – Airy room, lit by external window and comprising of white suite of low level WC and hand basin with vanity cupboard below. Also houses primary electric fuse board.













KEY FEATURES

Kitchen/Breakfast room – Double aspect space consisting of bespoke pine wall/ base units with matching island topped by granite worktops. Neff appliances including oven, microwave, four ring halogen hob, integral dishwasher and fridge/freezer. There is also a cream coloured three oven Aga cooker, 1.5 drainer sink and a striped pine floor which extends to the breakfast area.

Breakfast area. – Room for substantial casual dining table and has french doors which open onto a paved seating terrace.

Rear lobby

Utility Room – combination boiler for house. Fitted cupboards above and below together with sink and space/plumbing for laundry appliances.

Pool complex – Exposed brick walling with vaulted pine ceiling and terracotta walkway surrounding the white tiled swimming pool (8 by 4 metres) which has an electric roller cover and steps. Vaporex ventilation unit. Accessed from the pool area is a delightful south facing double glazed conservatory with views over the gardens where one can relax after a refreshing swim. Doors open from here into the gardens. A shower room with WC is located within the pool complex.

Boiler Room – housing pool boiler and filtration equipment and combination boiler for annex.

From a small lobby area there is access to the:

Annex – With its own entrance, access is via a private staircase leading an open plan layout with a compact kitchen having a range of base units together with oven and four ring halogen hobs. This room accommodates with ease a dining table and chairs, double bed and various items of lounge furniture. The accommodation is triple aspect and looks out over the courtyard to the front from its elevated first floor location. To complete this useful facility there is an en-suite bathroom comprising bath, low level WC and pedestal hand basin.





First floor –

Principal Bedroom one. – Very generously proportioned room with an exposed brick chimney breast focal point. Triple aspect, with a pair of French doors and external juliet balcony offering views over the rear garden and farmland beyond. His and hers fitted wardrobes.

En-suite bathroom – White suite comprising panelled bath, corner shower cubicle with MIRA shower. Pair of recessed sinks with vanity cupboards below. Low-level WC and bidet.

Bedroom two – fitted wardrobes and two large windows facing over the rear garden.

En-suite shower room – shower cubicle with MIRA shower. Low level WC and sink with vanity units.

Three further bedrooms all facing the front of the property overlooking the private courtyard.

Family bathroom – cream suite comprising panel bath. Tiled shower cubicle with MIRA shower. Pedestal sink and low-level WC.

From the expansive landing area a walk in airing cupboard gives access to a winding staircase rising to the second floor which though flexible in use is currently used as a games room and home office. A pool table is located on this floor and will remain.

















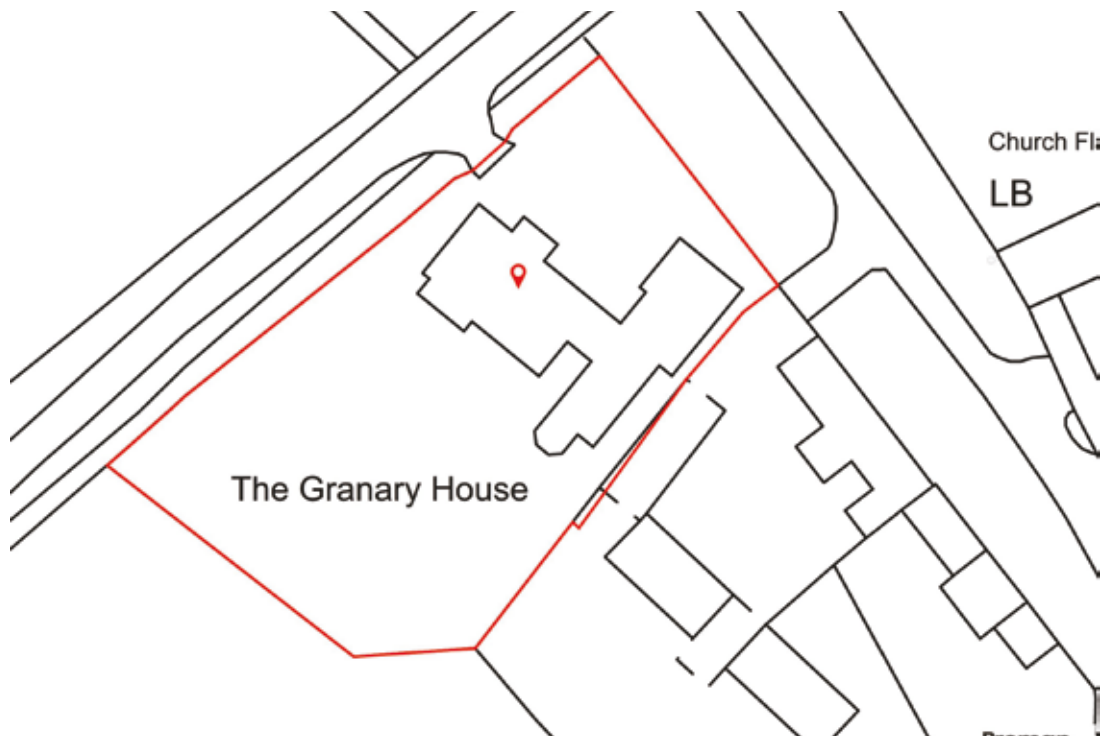
KEY FEATURES

Triple Garage – accessed via electric up and over doors with pedestrian door to house.

Outside - A pair of electric wrought iron gates on brick piers open onto a gravelled drive which provides access to the garaging. The drive is partly edged by mature herbaceous borders. The property is enclosed behind a combination of brick walls and close boarded fencing providing a high degree of privacy. The house has its own alarm system, connected to the Police.

A pathway runs around the entire property and allows access to the formal garden which is south facing and stands to the rear of the Granary House. This garden is generously proportioned and neatly lawned whilst being enclosed by mature trees. Within the garden there is a tranquil pond, partly enclosed by grasses and ferns and which has a central wooden bridge. To the east of the house is an aluminium greenhouse and timber garden store.





INFORMATION

The village of Milton Bryan can trace its history to the Domesday book in 1086 (when it was known as Mildentone) and the Norman church of St. Peter's was established. This evolved into Milton (meaning 'middle farm') and Bryan (the name of the Lords of Manor) in the 12th century.

Almost entirely in its own conservation area, it boasts an award-winning pub, The Red Lion, village hall, cricket club, scout camp site and many thatched and listed houses. It is also the birthplace of Joseph Paxton who designed the Crystal Palace for the Great Exhibition of 1851.

Milton Bryan is on the boundary of the Woburn Abbey Estate, ancestral seat of the Dukes of Bedford and home to the Michelin-recommended Paris House restaurant as well as the internationally renowned Safari Park.

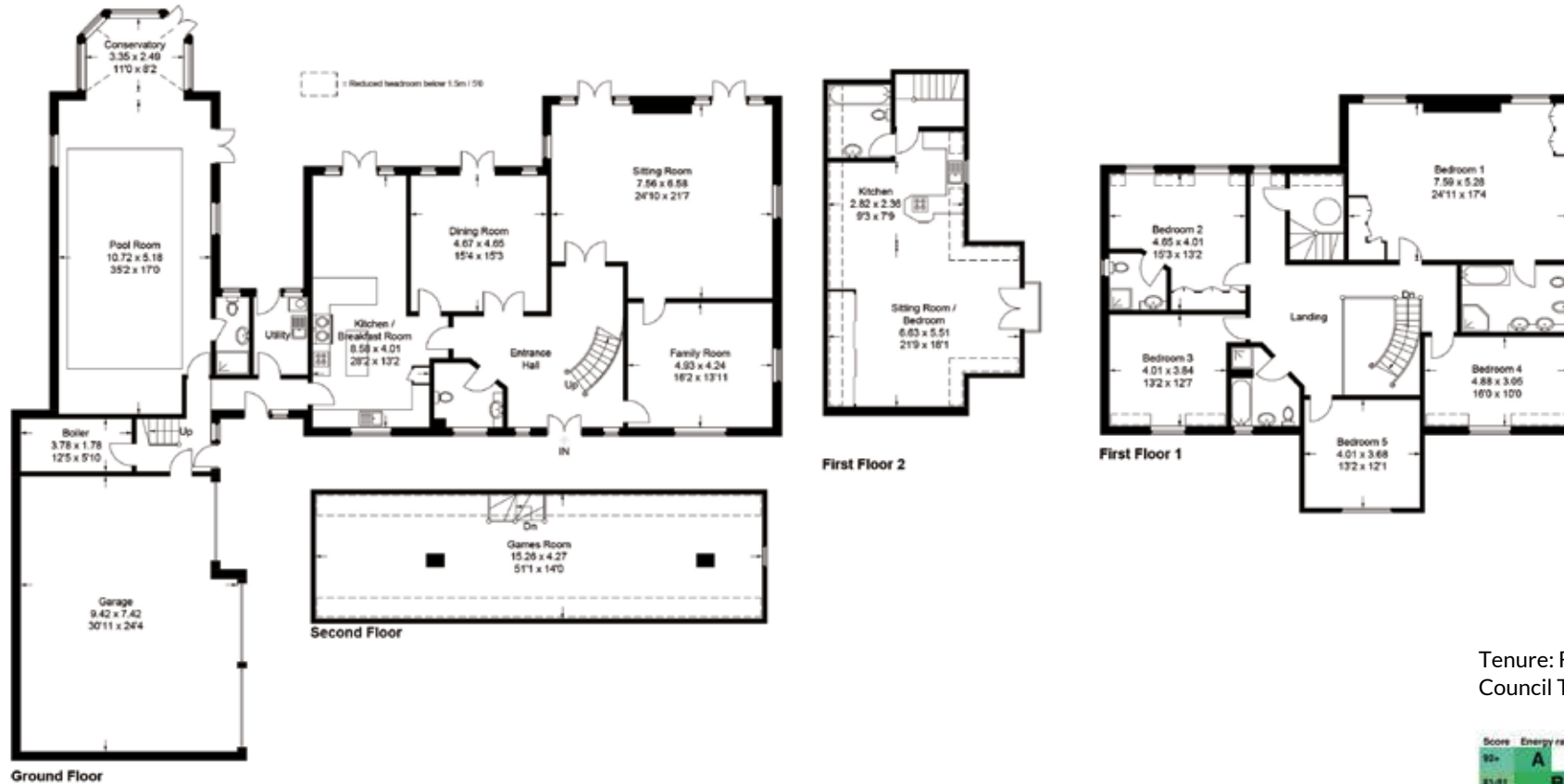
Nearby is the pretty medieval town of Woburn, which following a fire in 1724 that destroyed much of the town, was rebuilt in a Georgian style. It boasts its own outdoor lido and the famous Woburn Golf Club.

It is in the catchment area for the Eversholt Primary School (Ofsted Rated - Outstanding), which is 1.5 miles away. For older children, The Bedford School has a bus service that collects from the Milton Bryan village hall. Closer still are the Fulbrook Secondary School in Woburn Sands (Ofsted Rated - Good) and the Kents Hill Park all-through school (Ofsted Rated - Good).

The village is 4 miles to junction 12 and 5 miles to junction 13 of the M1. Nearest major train station is Milton Keynes Central (12 miles) which operates trains into London Euston (31 minutes), Birmingham New Street (50 minutes), Manchester Piccadilly (1 hour 38 minutes) and Liverpool Lime Street (1 hour 49 minutes). Also available is the Thameslink service from Flitwick (6 miles) offering routes into London St Pancras and through to Brighton.

OIEO £1,750,000

Approximate Gross Internal Area = 600 sq m / 6462 sq ft



Tenure: Freehold
Council Tax Band: H

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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