



Rose Cottage 4 High Street
Great Linford MK14 5AX

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The delightful "Rose Cottage" offers both exquisite character living and exceptional comfort. This includes not only the main house but a self contained annexe and a useful outbuilding.

Dating by best records in part to the 17th century it is believed that it was at one time two cottages, possibly for those working at The Manor in Great Linford. It is now a property offering flexible accommodation that is ideal for multi generational living or those who could be advantaged by having a convenient home office.

The accommodation in brief comprises:

Sitting room, Dining room, Kitchen/breakfast room, Cloak and shower room, Space for a snug or perhaps utility room, Four bedrooms, Family shower room, Four bedrooms (two of which are adjoining). The annexe provides a Double bedroom, Sitting room, Kitchen and Shower room. This can be considered an extension of the main building or used as an entirely self contained annexe. A further outbuilding detached from the cottage is currently used as a games room and for storage but its use is entirely flexible.

Ground floor

The main doorway opens to reveal a splendid sitting room and also a dining room. These provide an ideal space for socialising and family living. Nearby is a recently installed Cloak and Shower room with further space to create either a snug or a utility room if desired. Moving on to the spectacular Kitchen/breakfast room, the present owners having replaced the former conservatory with this fine building. This is now an exceptional space overlooking the garden with French windows opening to a patio area ideal for eating out or entertaining in the warmer summer months. This bespoke kitchen features cream cabinets with brushed steel handles and solid wood work surfaces. Rising to the first floor there are two double rooms and two small adjoining rooms forming the bedroom accommodation.

The annexe has another double bedroom plus its own sitting room, kitchen and shower room. This annexe be used as a self contained letting or Air B & b facility or be combined with the cottage to enhance the existing accommodation. A further detached outbuilding has a range of uses but currently is used as a Gym with storage capacity.

Outside

Rose Cottage provides a sheltered and private paved courtyard for al fresco dining and barbeques with space for a vegetable garden. Currently there are also chicken coops in situ.





Location

The picturesque village of Great Linford and its adjoining parkland are impressive. Linford Manor Park offers fantastic walks with the canal just a stones throw away and there is a renowned camaraderie within the village community. The location offers country living but at the same time is within easy reach of Central Milton Keynes and its major shopping and leisure facilities. By use of the Milton Keynes Redways it is possible to cycle to the centre without venturing onto any of the arterial traffic routes leading into the Centre. The village is well served by a busy local public house within easy walking distance and there are many lovely walks along the banks of the River Ouse.

The M1 Motorway Connections at Junctions 14 and 13 are but a short drive away whilst main line rail connections to London (35 minutes) and The North are within 10 minutes travelling distance.



Disclaimer

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Buyers will also be asked to provide full proof of, and source of, funds - full

details of acceptable proof will need to be provided upon receipt of your offer.

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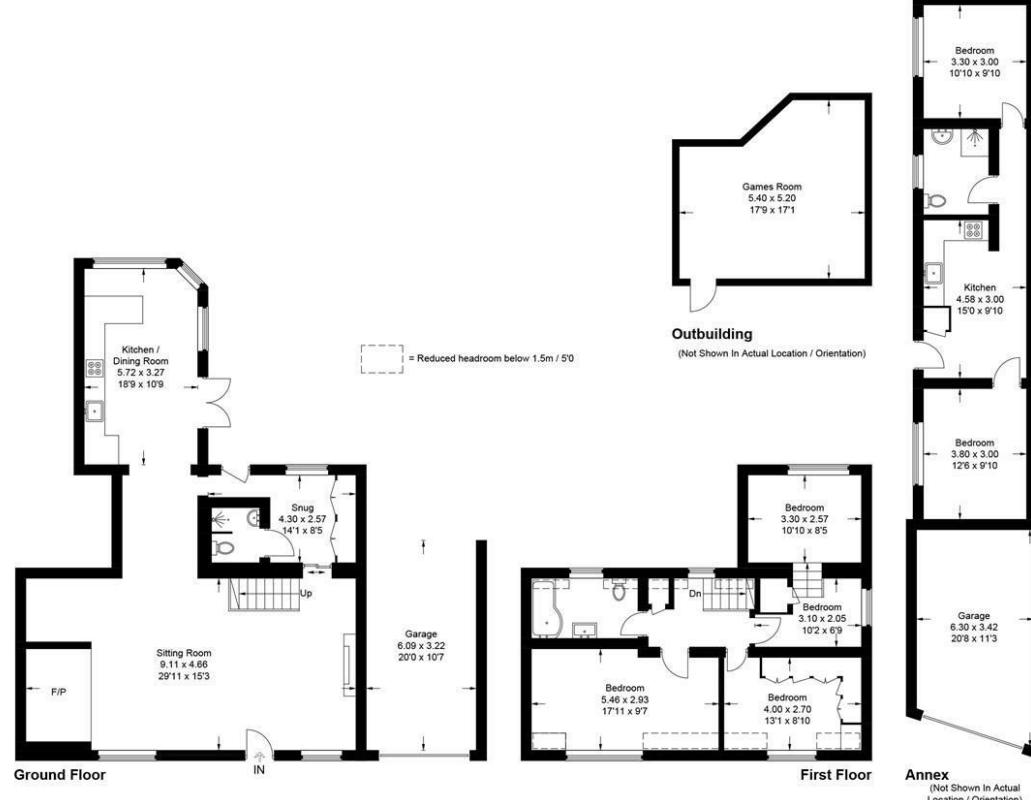


A dining room table with a clear glass top and a white metal frame. The table is surrounded by four light-colored, possibly leather, chairs with wooden legs. The table is set with a small, rectangular, decorative basket.





Approximate Gross Internal Area
 Ground Floor = 88.1 sq m / 948 sq ft (Excluding Garage)
 First Floor = 57.9 sq m / 623 sq ft
 Annex / Outbuilding / Garages = 89.1 sq m / 959 sq ft
 Total = 235.1 sq m / 2,530 sq ft



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	75	
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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