

INIGO



Court House

LITTLE BRICKHILL, BUCKINGHAMSHIRE

£1,200,000 FREEHOLD

Tucked away in Little Brickhill, Buckinghamshire, this remarkable four-bedroom, Grade II-listed house was the setting of the county's 15th-century assize court. It has a wealth of period features, including a series of moulded stone fireplace surrounds and several panelled oak doors. Versatile living spaces extend over 2,874 sq ft, including a self-contained studio with its own private entrance. To the rear, a patio terrace extends toward a lawned area with a magnificent horse chestnut tree. Milton Keynes rail station is a 12-minute drive away, with regular services to London Euston in approximately 35 minutes.

Setting the Scene

The Court House is thought to have been the location for the Buckinghamshire assize court from 1443 to 1638. These regional courts were presided over by visiting judges from London, a system later replaced by the crown court in the late 18th century. The house was also used as the venue for county meetings and elections.

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Parts of the building's timber frame date to the 15th century, while its neat brick Jacobean-style façade with limestone detailing was added in the 19th century. Its striking exterior is characterised by four brick gables and a series of stone-mullioned casement windows.

The Grand Tour

A timber-panelled front door framed by a Tudor arched doorway forms the entrance to the house. Inside, an entrance hall with flagstone flooring opens onto a grand sitting room with soaring ceilings and wall panelling. On one side, an inglenook fireplace with pretty red brickwork and stone surround is fitted with an ornate log burner. The space is illuminated by a set of leaded casement windows opposite a glazed door with access to the garden.



In the dining room, a second inglenook fireplace has an original timber bressumer beam, while a bank of casement windows captures views of the front garden.

A bright kitchen sits adjacent. Here, terracotta floor tiling complements eggshell-blue cabinetry, which has been topped with wooden work surfaces. A cream-coloured electric Aga sits in a brick alcove, a shelf cleverly installed behind for easy access to pots and pans. A music room and a utility room with additional space for storage and appliances extend from the kitchen.

From the utility room is a studio with a private entrance. Exposed timber beams support its gently sloped roof, and there is an attached shower room. Planning permission has been granted to convert the studio to a two-bedroom annexe.

An original staircase ascends from the dining room to the first floor. In the principal bedroom, timber studs are visible markers of the house's long history. A cast-iron fireplace with a large stone surround occupies a central position, and the space is filled with light from windows on two sides. An en suite shower room is attached.

There are three further bedrooms on this floor. One has fitted storage, while another has an exposed brick alcove where a fireplace once stood. The third bedroom is currently used as an office, and can be accessed from a separate staircase in the music room. A shared bathroom has a roll-top bathtub.

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Below the house, two cellar rooms provide ample room for storage.

The Great Outdoors

To the rear of the house, a spacious patio terrace provides opportunities for outdoor dining. A lawned area is home to a magnificent horse chestnut tree, and there is a brick outbuilding with attached double carport.

Out and About

Little Brickhill is a peaceful village on the outskirts of Milton Keynes. It has a farm shop, a church and a pub, The George, known for its excellent hog roasts. Other highly regarded dining options in the area include Fratelli, a family-run Italian restaurant, and Brasserie Blanc.

The floodplains of the Great Ouse and its tributaries have been transformed into linear parks that run through the nearby city of Milton Keynes. Today, its 'strings' provide access to green spaces for walking, cycling, and practising outdoor sports. The Ouse Valley Park is a complex wetland teeming with little egrets, owls and goosander birds, while the Stony Stratford Nature Reserve is known for its waterfowl and waders.

For shopping and entertainment, the Grade II-listed centre:mk in has an independent café, a Curzon cinema, and a programme of exhibitions. Milton Keynes is also home to Bletchley Park, the famous World War II code-breaking site, which is now open to visitors.

There are a number of excellent schooling options in the area, including Drayton Park Primary, Middleton Primary and Glebe Farm all-through school.

Milton Keynes rail station is approximately a 12-minute drive away from the house, and runs regular services to London Euston in 35 minutes. For international travel, Luton airport is a 30-minute drive away.

Council Tax Band: G

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.