

THOMAS CONNOLLY

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT



BACKGAMMON, WARREN ROAD, LITTLE HORWOOD, MILTON KEYNES,  
MK17 0PS

For Sale | Freehold | £1,365,000

An exceptional modern residence showcasing light-filled interiors,  
luxurious living spaces, and breathtaking countryside views.

Total approx floor area 3859 sq ft | 358 sq m



8



6



5



## DISTANCE

- Milton Keynes city centre – approx. 7 miles
- Buckingham – approx. 7 miles
- A421 – approx. 0.3 miles
- Winslow - approx 4 miles
- Winslow Train Station (East West Rail) – approx. 4.6 miles
- Bletchley Train Station - approx 4.8 miles

## GROUND FLOOR

- Entrance Hall
- Kitchen 13'1" x 18'9"
- Utility Room 10'8" x 7'8"
- Sitting Room 15'6" x 16'0"
- Downstairs Cloakroom 7'6" x 5'2"
- Office 15'6" x 16'0"
- Family Room 14'3" x 15'9"
- Winter Garden 10'8" x 7'10"

## FIRST FLOOR

- Bedroom One 19'4" x 12'7" | En-suite 18'7" x 9'6"
- Bedroom Two 15'7" x 10'8" | En-suite 8'3" x 4'2"
- Bedroom Three 15'8" x 10'4" | En-suite 8'5" x 5'3"
- Bedroom Four 15'6" x 10'2"
- Bedroom Five 11'6" x 12'4"
- Bedroom Six 11'6" x 6'5"
- Family Bathroom 8'4" x 6'7"

## GARDEN AND GROUNDS

- Wrap around garden
- Carport for two vehicles
- Gated driveway for six vehicles

## PROPERTY HIGHLIGHTS

- Stunning six-bedroom modern home set within half an acre of landscaped gardens
- Designed by award winning architect Jason King, featuring high specification materials throughout.
- Expansive open-plan kitchen, dining, and living area with floor-to-ceiling windows and countryside views
- Spacious entrance hall with a striking wooden staircase and large feature windows
- Six generously sized bedrooms, including three luxurious en-suites
- Beautiful first-floor landing with a roof light and floor-to-ceiling windows at both ends
- Large gated driveway and carport with a Type 2 electric vehicle charging point
- Wrap-around garden and breathtaking countryside views, perfect for outdoor living
- High levels of environmental performance, including argon filled triple glazing
- Desirable rural location with excellent schools, amenities, and transport links nearby



## THE GROUND FLOOR

As you step through the front door, you are welcomed into a charming porch area, offering a moment of transition before entering the breathtaking entrance hall. Beyond the second door, the space unfolds with an immediate sense of grandeur, where a beautifully crafted wooden staircase takes center stage. Natural light pours in through the floor-to-ceiling windows at the far end, perfectly framing picturesque views of the garden and countryside beyond, creating a stunning first impression.

The ground floor is designed for both comfort and functionality, offering an exceptional balance of open-plan living and private spaces. At the heart of the home is a stunning open-plan kitchen, dining, and living area, where floor-to-ceiling windows seamlessly connect the indoors with the beautiful surroundings.

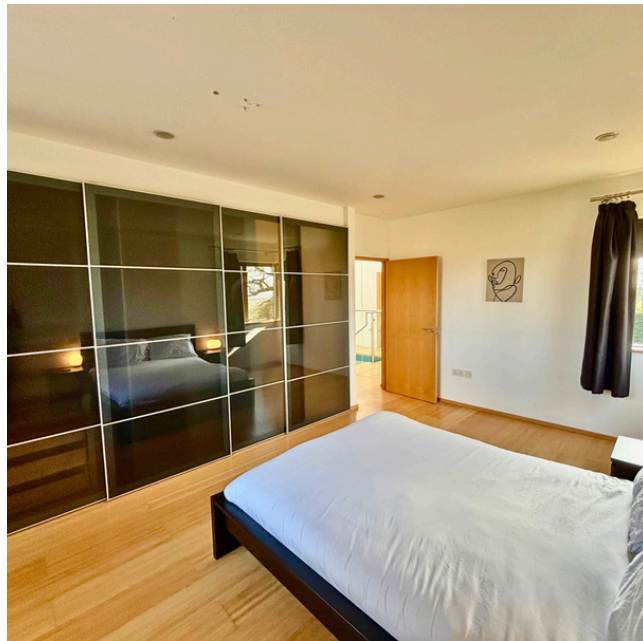
A contemporary log burner adds warmth and character, making it the perfect setting for entertaining or relaxing. A separate family room provides additional living space, while a dedicated office offers a quiet and productive workspace. Completing the ground floor is a beautiful winter garden, designed to be enjoyed year-round, along with a well-appointed utility room and a downstairs WC.





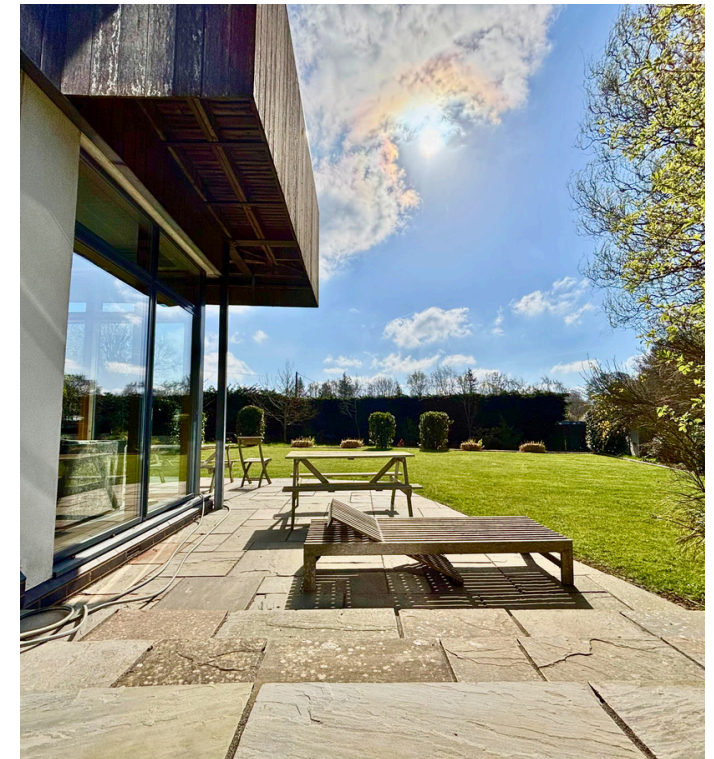
## THE FIRST FLOOR

Upstairs, the home continues to impress with six generously sized bedrooms, three of which benefit from luxurious en-suite bathrooms. The large windows in each bedroom allow natural light to flood the rooms, creating a bright and airy atmosphere. With strategic layout and design, each bedroom offers a private, tranquil space perfect for relaxation. A beautifully crafted wooden landing serves as the heart of the first floor, where floor-to-ceiling windows at either end and a central sunroof create a bright and airy ambiance. A sleek family bathroom adds further convenience, ensuring this home meets the needs of modern family living.



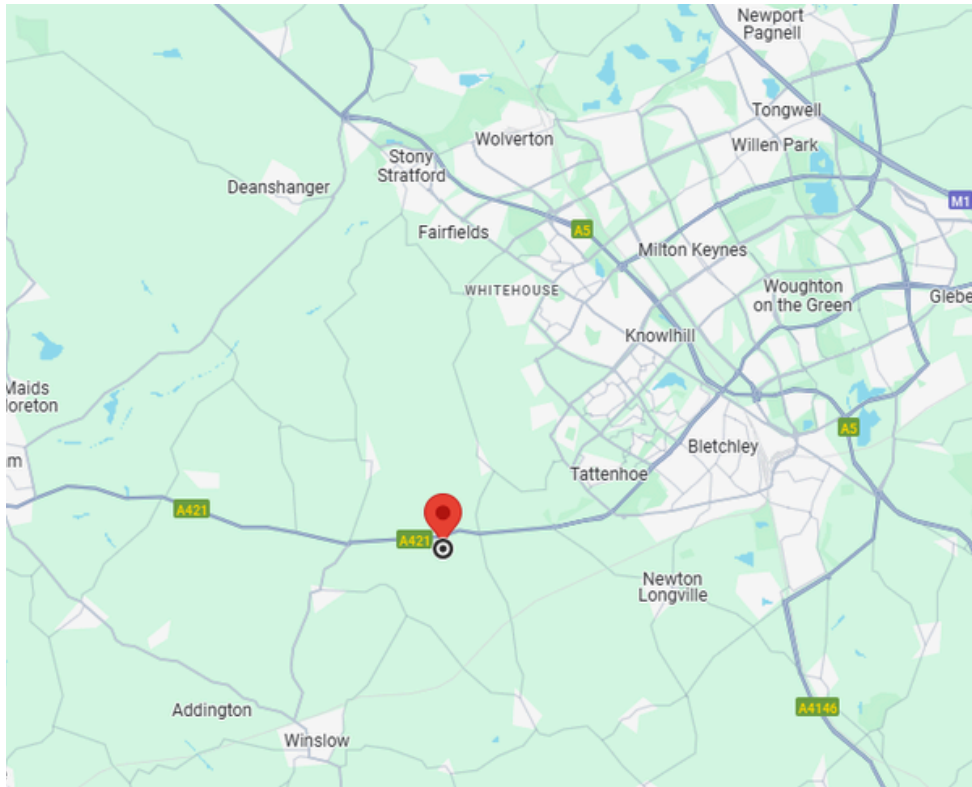


Set within half an acre of beautifully maintained grounds, the outdoor space is just as impressive as the interior. The landscaped garden wraps around the home, providing a seamless flow of greenery and open space from every angle. Designed to embrace its picturesque surroundings, the garden offers multiple areas for relaxation, entertaining, and enjoying uninterrupted views of the countryside beyond. A large, gated driveway provides ample secure parking, while the carport includes a Type 2 electric vehicle charging point, catering to contemporary needs.





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Situated within the parish of Little Horwood, this exceptional home enjoys a peaceful rural setting surrounded by open countryside, while being conveniently located between the historic market town of Buckingham and the thriving city of Milton Keynes—offering the perfect blend of character and modern convenience. The property falls within catchment for highly regarded grammar schools, including Royal Latin School in Buckingham and Aylesbury Grammar and High Schools, and is also close to prestigious independent schools such as Stowe School and Thornton College. For commuters, Milton Keynes Central and Bletchley stations offer fast, direct routes to London Euston, while the new Winslow Station, part of the upcoming East-West Rail line, will provide convenient access to Bicester Village (20 minutes) and Oxford. With excellent connections and an abundance of countryside walks, nearby amenities, and leisure opportunities, this location offers an enviable lifestyle in a truly special setting.





## PROPERTY INFORMATION

**Services:** Water, adjacent land owner | Electricity, EDF

**Outgoings:** Council tax band 'G' | Monthly cost £379

**Tenure:** Freehold

**Built:** 2012

**Local authority:** Buckinghamshire Council | 0300 131 6000

Please note: The owner of this property is related to a member of staff.

## CONTACT US

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Approx. Gross Internal Floor Area 3,859 sq. ft / 358.48 sq. m

Whilst 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 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

# Thank You for Visiting

We hope you've enjoyed exploring this exceptional home.

From the beautifully crafted interiors to the serene countryside setting, this property offers a rare opportunity to own a truly special residence in Little Horwood.

Whether you're picturing quiet mornings with garden views or vibrant gatherings in the open-plan living space, this home is ready to welcome its next chapter.

## Key Highlights:

Six spacious bedrooms | Three en-suites

Half-acre wraparound garden with countryside views

Luxury open-plan living with floor-to-ceiling windows


Gated driveway & carport with EV charging

Office, winter room, and stunning wooden staircase

Located in a charming Buckinghamshire village with excellent access to schools, towns, and transport links

## Thomas Connolly Estate Agents

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