

# Collina

55b High Street, Oakley, Bedfordshire, MK43 7RH



PERFECTLY  
CONNECTING  
PEOPLE AND  
PROPERTY







## Mid-80's Family Home Tucked Away in Riverside Village – With Super Garden

You could be forgiven for missing this lovely, 4-bedroom home despite it being in the heart of the North Bedfordshire village of Oakley. After all, Collina stands right at the end of a private gravelled drive shared with just two other family homes, and no one else has had a chance to own it in a quarter of a century. With a fifth of an acre of particularly private gardens surrounding the house and a double detached garage that hints at the possibility of other uses, this is some opportunity – and one, moreover, with no upper chain.

For a small village, Oakley has an unusual number of facilities. How lovely to be able to leave the car in the drive and walk to schools for all ages, to have an 18<sup>th</sup> century inn a hundred yards away in one direction and a shop and post office a similar distance in the other. How lovely too to wander to Sunday service at the 12<sup>th</sup> century Church of St Mary, to know that there's always something going on at the village hall and for children to meet up with friends at the scout hut or the playing fields.

All this and the village is within easy reach of major road routes and less than four miles from the county town, with its restaurants, supermarkets, shops, theatres, world-renowned private schools and fast trains to London and elsewhere. Have a round of golf and pick up the Sunday joint from the farm in the adjoining village of Pavenham. Bromham surgery is just five minutes away. And you're surrounded by beautiful countryside, with fabulous walks along the River Great Ouse beyond the historic twin bridges. Both home and village is made for families.



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## AT A GLANCE

- Main bedroom, with sliding mirrored wardrobes and Shower room / 3 further bedrooms (including one single), one with mirrored wardrobes
- Bathroom, with shower over bath
- Kitchen/Breakfast room (French doors to terrace), with stainless steel 1.5 bowls and drainer, water softener, Neff double oven, Creda ceramic hob, canopy hood and space for American fridge/freezer
- Utility room, with stainless steel, single bowl, single drainer sink, spaces for washer and dryer and one other appliance
- Sitting room, with gas fire / Dining room, with elec. fire (scope, perhaps, for woodburners in both)
- Garden room, with French doors to terrace
- Study (with fitted secure wall cabinet)
- Enclosed porch / Hall, with Cloakroom and understairs cupboard
- Landing, with Airing cupboard (pumps for power showers), Separate built-in cupboard and access to extensive roof space (with ladder light and boards)
- Double, detached garage, with gated side area for bin storage, and gravelled driveway parking (with electric car charging point)
- Front and back gardens, with gates from front to back on both sides of house – timber-fronted steps and separate slope down to lawn.
- Mains gas central heating, with Baxi boiler installed March 2022 (still under warranty) / Recently replaced consumer unit / Double glazing / Security system (including Nest camera)

## FURTHER FACTS & FIGURES

- BT's superfast fibre internet connectivity / Council tax band: G / EPC rating: C
- Bedford Railway Station: 4 miles – fast trains to London: 39 minutes / Supermarkets: 2.9 miles / Farm Shop and Golf club in adjoining village of Pavenham
- Lincroft Academy, Oakley Primary and Oakley Kindergarten all within village / Village stores, newsagent & Post Office / C18th village pub



A beautiful rose climbs the wall, and flowering cherry and architecturally striking fig trees welcome you to a home that is every inch a peaceful family retreat. Plug your car in on the gravelled drive near the garage (or might it be something more than a garage?), kick off your shoes in the enclosed porch, and relax in a home that is filled with natural light and oodles of space.

Collina is happy to be flexible for your way of living, and you will no doubt wish to put your stamp on your new home. You might want to combine the kitchen with what is currently a lovely study, for instance. You might even like the idea of opening the ceiling into the sloping roof space of the single storey breakfast area, with even more windows overhead, perhaps.

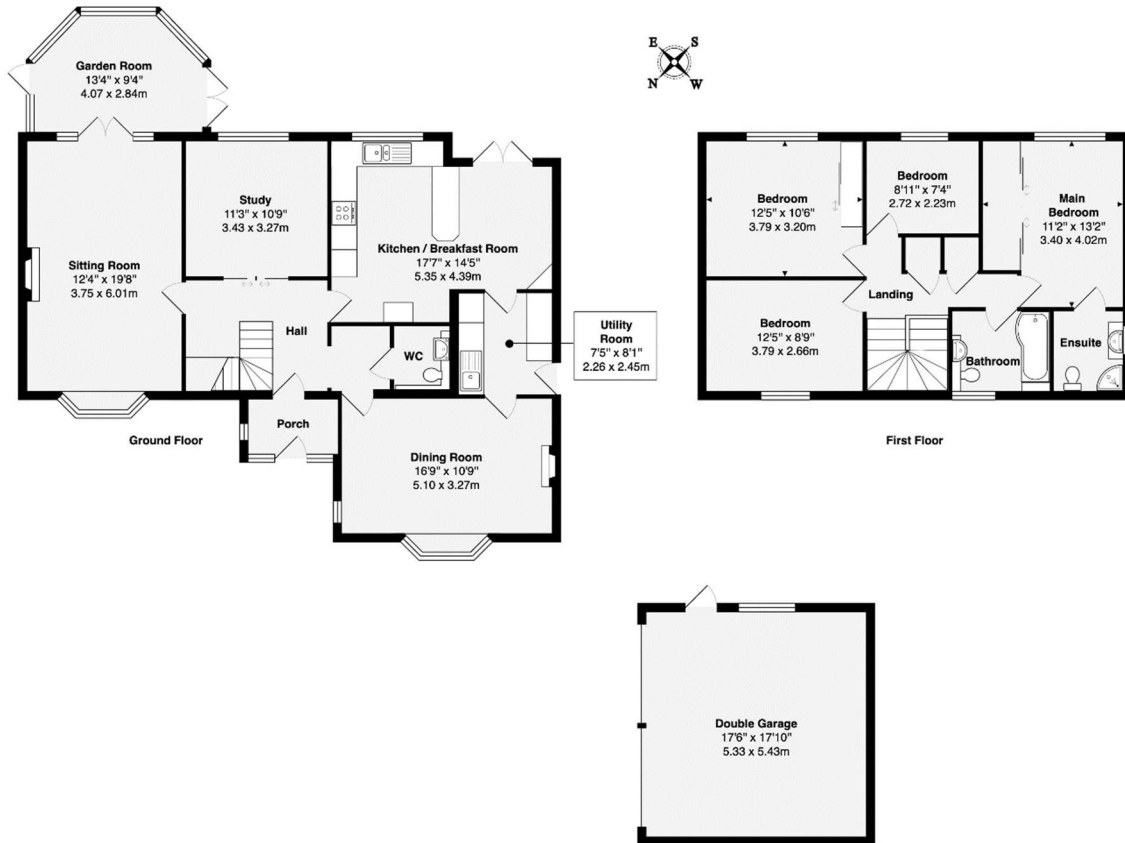
But such possible projects are by no means necessary. The house, with its delightful garden room opening to the terrace, and spacious sitting and dining rooms with low-silled bays overlooking pretty beds of Japanese anemones and hardy geraniums at the front, is ready for you to move into – immaculately finished and with a great feel throughout.

Off the galleried landing are four lovely bedrooms, one with its own shower room, and one which would make a great study, or nursery perhaps. All have a super outlook to wake up to across the gardens to wonderful, protected trees and tall, bird-filled hedging.

The south-facing garden could hardly be more peaceful. Or more private. Watched over only by the great oak on one side and the glorious, neighbouring weeping willow on the other, enjoy coffee on a summer's morning on the terrace, and catch the last of the sunshine with that early evening glass of wine in the sitting area in the far corner.

Marvel at just how many different greens there are, as they combine harmoniously, with bursts of contrasting colour from ceanothus and viburnum, butterfly-friendly buddleia and a rockery full of low-lying herbs beloved by bees. A whole bank is devoted to yellow-flowering hypericum, through which bluebells poke their heads in springtime. Children romp on the lawn; garden parties and barbecues go with a swing. Collina caters for every aspect of family life.





**Approximate Area:** 1831 ft<sup>2</sup> ... 170.1 m<sup>2</sup> (excluding double garage)  
**Approximate Area of Double Garage:** 312 ft<sup>2</sup> ... 29 m<sup>2</sup>  
**Total Approximate Area:** 2143 ft<sup>2</sup> ... 199.1 m<sup>2</sup>

This brochure, including the boundary and floor plans (not to scale), is a guide only and nothing within it forms part of an offer or contract. All dimensions are approximate.





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To discuss this unique home or one you wish to sell, please contact us.

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