



High Street

Greenfield,
Bedfordshire, MK45 5DB
£1,500,000

COUNTRY PROPERTIES
PART OF HUNTERS
EXCLUSIVE

Set on a plot of approx. 0.44 acres with far reaching countryside views, this detached residence was extended and much improved in 2013 to now offer an impressive 4,144 sq.ft. of accommodation (approx. inc. double garage). With a high specification to include heat recovery system and CCTV plus zoned underfloor heating and Cat 5 cabling throughout, the beautifully presented accommodation radiates off an impressive reception hall and features a stunning 37ft kitchen/breakfast/family room. With two sets of bi-fold doors and a vaulted ceiling with six skylights adding to the light and airy feel, this wonderful space has areas to cook, dine and relax, making it perfect for the household to gather and entertain. The living room with patio doors to rear features a log burning stove and there is a separate formal dining room, office and snug. The galleried landing leads to the six bedrooms, all of which have adjacent bath/shower rooms, the principal suite with walk-in wardrobe and balcony, a perfect space to sit and enjoy the wonderful elevated views. Enjoying a south-easterly aspect, the mainly lawned rear garden has various patio seating areas with an attractive gazebo and a range of useful timber outbuildings, whilst the post and rail fencing to the rear boundary makes the most of the 'borrowed' landscape beyond. Ample parking is provided via the carriage driveway and double garage with electric door. EPC Rating: C.

- 4,100 sq.ft. of accommodation (approx. inc. double garage)
- Set on a plot of approx. 0.44 acres
- Far reaching countryside views to rear
- Heat recovery system
- Rear garden with south-easterly aspect
- 37ft kitchen/breakfast/family room with vaulted ceiling & dual aspect bi-fold doors
- Living room with log burning stove
- Formal dining room, office & snug
- Six en-suite bedrooms, principal suite with balcony & walk-in wardrobe



The charming Mid Bedfordshire village of Greenfield has a public house and lower school (Ofsted rated 'Outstanding') as well as delightful countryside walks nearby. Commuters are well served via the mainline station at nearby Flitwick (approx. 1.5 miles) which provides a rail service to London St Pancras within 45 minutes. The historic Georgian market town of Ampthill lies approx. 3.5 miles distant and offers a Waitrose supermarket, variety of restaurants, boutique style shops and parkland, whilst the city of Milton Keynes is within 17 miles.

GROUND FLOOR

ENTRANCE LOBBY

Accessed via front entrance door with opaque double glazed insert. Built-in double cloaks cupboard providing hanging rail and shelf. Wood effect flooring. Part glazed double doors to:

RECEPTION HALL

Stairs to first floor landing with glazed balustrade. Wood effect flooring. Recessed spotlighting to ceiling. Built-in storage cupboard with hanging rail and shelf. Part glazed double doors to living room and dining room. Open access to kitchen/breakfast/family room. Further doors to office, snug and to:

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Close coupled WC and wall mounted wash hand basin with mixer tap and storage beneath. Wood effect flooring. Recessed spotlighting to ceiling.

LIVING ROOM

Double glazed sliding patio doors to rear aspect. Feature brick fireplace with timber lintel housing log burning stove. Display niches. Recessed spotlighting to ceiling. Wood effect flooring.

DINING ROOM

Double glazed window to rear aspect. Recessed spotlighting to ceiling. Wood effect flooring.

KITCHEN/BREAKFAST/FAMILY ROOM

Dual aspect via double glazed bi-fold doors to side and rear. Vaulted ceiling with exposed beams, having LED lighting above, six skylights and recessed spotlighting. A range of base, wall mounted and larder style units with quartz work surface areas incorporating four ring induction hob with extractor over. Built-in double oven bank with steam oven and microwave. Integrated refrigerator, freezer and dishwasher. Island unit with quartz work surface incorporating sink with mixer tap plus Quooker tap providing instant boiling water, also providing additional storage, wine cooler, wine rack, concealed waste bin and power points, and extending to create a breakfast area. Exposed brick pillars. Wood effect flooring. Doors to boot room and to:

UTILITY ROOM

A range of base and wall mounted units (housing consumer unit and CCTV) with work surface area incorporating stainless steel sink and drainer with mixer tap. Space for washing machine and tumble dryer. Wood effect flooring. Recessed spotlighting to ceiling. Personal door to double garage. Door to PLANT ROOM housing heat recovery system (removes any stale moist air, recovers residual heat and returns fresh filtered air to all rooms), pressurised water tank, wall mounted boiler and water softener, with light and wood effect flooring.

BOOT ROOM

Double glazed door to rear garden. Base and wall mounted units. Stainless steel sink and drainer with mixer tap. Wood effect flooring. Recessed spotlighting to ceiling.

OFFICE

Double glazed window to front aspect. A range of fitted furniture including desk, drawers and wall units. Wood effect flooring. Recessed spotlighting to ceiling.



SNUG

Double glazed window to front aspect. Wood effect flooring. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Feature full-height opaque double glazed window on half landing. Double glazed windows to side and rear aspects. Built-in airing cupboard with linen shelving. Wall light points. Hatch to roof void. Doors to all bedrooms.

BEDROOM 1

Double glazed French doors with matching sidelights to balcony (with decked base and glazed balustrade) providing stunning views across the garden and countryside beyond. Feature vaulted ceiling with exposed beams and recessed spotlighting. Door to walk-in wardrobe with fitted hanging rails, drawers and shelving, recessed spotlighting to ceiling and hatch to roof void. Further door to:

EN-SUITE BATHROOM (1)

Double glazed window to rear aspect. Suite comprising: Double-ended bath, walk-in shower with rainfall style shower head, WC with concealed cistern and twin wash hand basins with mixer taps and storage beneath. Wall tiling. Proofvision television. Heated towel rail. Recessed spotlighting to ceiling.

BEDROOM 2

Two double glazed windows to front aspect. Recessed display shelving. Recessed spotlighting to ceiling. Door to:

EN-SUITE SHOWER ROOM (2)

Opaque double glazed window to side aspect. Suite comprising: Walk-in shower, WC with concealed cistern and wall mounted wash hand basin with mixer tap. Heated towel rail. Recessed shelving. Recessed spotlighting to ceiling.

BEDROOM 3

Dual aspect via double glazed windows to front and side. Recessed spotlighting to ceiling. Door to:

JACK 'N' JILL EN-SUITE BATHROOM (3/5)

Suite comprising: Bath with rainfall style showerhead over, low level WC and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Recessed spotlighting to ceiling.

BEDROOM 4

French doors to rear aspect with Juliette style glazed balcony. Open storage with hanging rail and shelf. Recessed spotlighting to ceiling. Door to:





EN-SUITE SHOWER ROOM (4)

Opaque double glazed window to side aspect. Suite comprising: Corner shower cubicle, low level WC and wall mounted wash hand basin with mixer tap. Heated towel rail.

BEDROOM 5

Window to rear aspect. Recessed spotlighting to ceiling. Door to Jack 'n' Jill en-suite bathroom.

BEDROOM 6

Window to front aspect. Recessed spotlighting to ceiling. Door to:

EN-SUITE SHOWER ROOM (6)

Suite comprising: Walk-in shower with rainfall style shower head, low level WC and wash hand basin with mixer tap and storage beneath. Heated towel rail.

OUTSIDE

REAR GARDEN

South-easterly aspect. Views across farmland. Seating areas laid to paving and composite decking. Remainder mainly laid to lawn. Gazebo. Vegetable beds. Water butt. Outside lighting and power points. A range of outbuildings including timber-built workshop (with double doors, power and light), garden shed and open wood store. Enclosed by hedging and timber fencing with post and rail fencing to rear boundary to take full advantage of the open views. Double gated side access.

DOUBLE GARAGE

Electric door. Power and light. Alarm. Personal door to utility room.

OFF ROAD PARKING

A carriage driveway provides off road parking for multiple vehicles and access to double garage. Trees and shrubs. Outside lighting. Double gated side access leading to rear garden.

Current Council Tax Band: G.

WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market; Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable). ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement. Details of the solicitor/conveyancer acting for you in your purchase. A signed copy of our Supplier List & Referral Fee Disclosure Form. We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



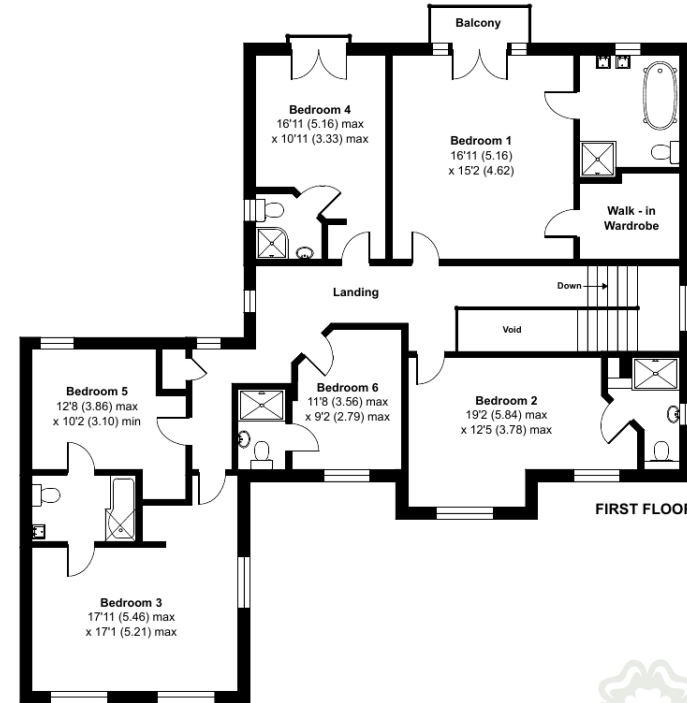
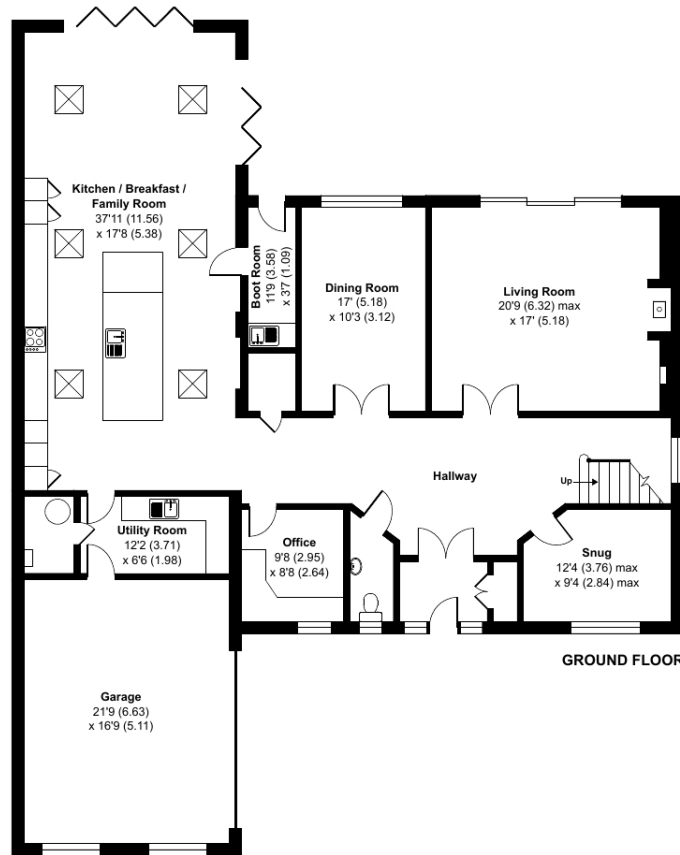


Approximate Area = 3767 sq ft / 349.9 sq m (excludes void)

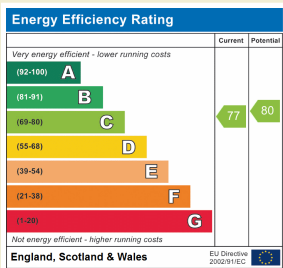
Garage = 377 sq ft / 35 sq m

Total = 4144 sq ft / 384.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Country Properties. REF: 979543



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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