



9, Church Street

Clifton,
Bedfordshire, SG17 5ES

Offers in Excess of: £775,000

COUNTRY PROPERTIES
PART OF HUNTERS

Dating back to the 1800's this one of a kind 4 bedroom Duke of Bedford Estate House has been sympathetically updated to provide versatile accommodation oozing with character and charm. The property occupies a sought after location in the conservation area of Clifton in the heart of the village.

- Beautifully presented - a credit to the current owners - Just move in!
- Stylish bespoke 18ft kitchen/dining room with many integrated appliances
- Many original features include exposed chimney breast, quarry tiled flooring and exposed floorboards & beams
- An abundance of countryside walks on your doorstep - perfect for walking the dog !
- Four bedrooms
- Four reception rooms including useful study
- South westerly facing sunny rear garden
- Village amenities including family butchers, post office, convenience store, local pubs and highly regarded schooling



GROUND FLOOR

Entrance Hall

Window to front. Stairs rising to first floor. Quarry tiled floor. Door into kitchen/breakfast room.

Kitchen/Breakfast Room

10' 6" x 18' 1" (3.20m x 5.51m) 18' 1" x 10' 5" (5.51m x 3.17m) Vaulted ceiling. Range of eye and base level units with wooden work surfaces over. Built in dishwasher. Space for wine cooler. Space for American Fridge Freezer. Ceramic butler sink with mixer tap over. Ceramic tiled floor. Electric free standing oven with 4 ring gas hob with extractor hood over. Glazed window to front aspect with secondary glazing. Two glazed windows to rear aspect.

Living Room

15' 8" (into bay) x 16' 1" (4.78m x 4.90m) 15' 8" x 10' 9" (4.78m x 3.28m) Glazed bay window to front. Karndean flooring. Door into inner hallway. Feature fireplace with wood burning stove. Double glazed doors into conservatory. Radiator.

Conservatory/Dining Room

12' 1" (max) x 12' 10" (3.68m x 3.91m) Built on a brick base with glazed windows with fitted blinds and french doors opening onto the rear garden. Vaulted ceiling with beams and insulated roof. Exposed brick wall. Ceramic tiled floor. Radiator.

Inner Hall

Bay window to front. Exposed brick flooring. wooden. Door to snug. Door to study. Stairs rising to first floor.

Study

8' 5" (max) x 11' 1" (2.57m x 3.38m) Exposed brick walls. Exposed brick flooring. French doors leading to rear garden. Ladder radiator.

Family Room/Snug

11' 0" (max) x 13' 2" (into bay) (3.35m x 4.01m) Exposed floorboards. Walk in bay window to front aspect. Fireplace. Radiator.

Rear Lobby

Exposed brick flooring. Doors into kitchen/breakfast room and cloakroom. Door into garage. Stable door to rear garden.



Cloakroom

Suite comprising low level wc and wash hand basin with vanity under. Heated towel rail. Storage cupboard housing tumble dryer and washing machine.

FIRST FLOOR

Landing

Velux window. Door to beds 1, 2 & 3. Access to loft space. Airing cupboard housing boiler.

Bedroom 1

11' 2" (max) x 15' 10" (max) (3.40m x 4.83m) Glazed window to front and Velux window with fitted blind. Radiator.

Bedroom 2

10' 11" (max) x 11' 1" (max) (3.33m x 3.38m) Glazed window to front. Radiator. Built in wardrobe.

Bathroom

Three piece suite comprising pedestal wash hand basin, wc and panel enclosed bath with 'Aqualisa' shower over. Cupboard providing useful eaves storage. Two Velux windows. Wood effect flooring.

Second Landing

Doors to both bedrooms and bathroom.



Bedroom 3

8' 6" x 10' 5" (2.59m x 3.17m) Exposed beams. Velux window.

Bedroom 4

8' 9" x 9' 1" (2.67m x 2.77m) Exposed beams. Velux window . Radiator.

Shower Room

Double shower cubicle with glazed shower door, low level wc and pedestal wash hand basin. Velux window. Radiator.

OUTSIDE

Garage

8' 8" x 14' 5" (2.64m x 4.39m) Electric up and over door. Door into rear lobby.

Front Garden

Brick wall with electric gates. Mainly laid to lawn with mature flower and shrub borders. Driveway provides parking for several cars and door into inner lobby. Gate and pathway leading to front door.

Rear Garden

Mainly laid to lawn with large paved patio area. Mature shrub gardens. Further paved patio area with wooden summerhouse. Wood store. Outdoor electric point.

Wooden Summerhouse

6'9 x 10'7 French doors leading to patio. Wood panelling, wooden floorboards and power and light. Door to separate workshop.

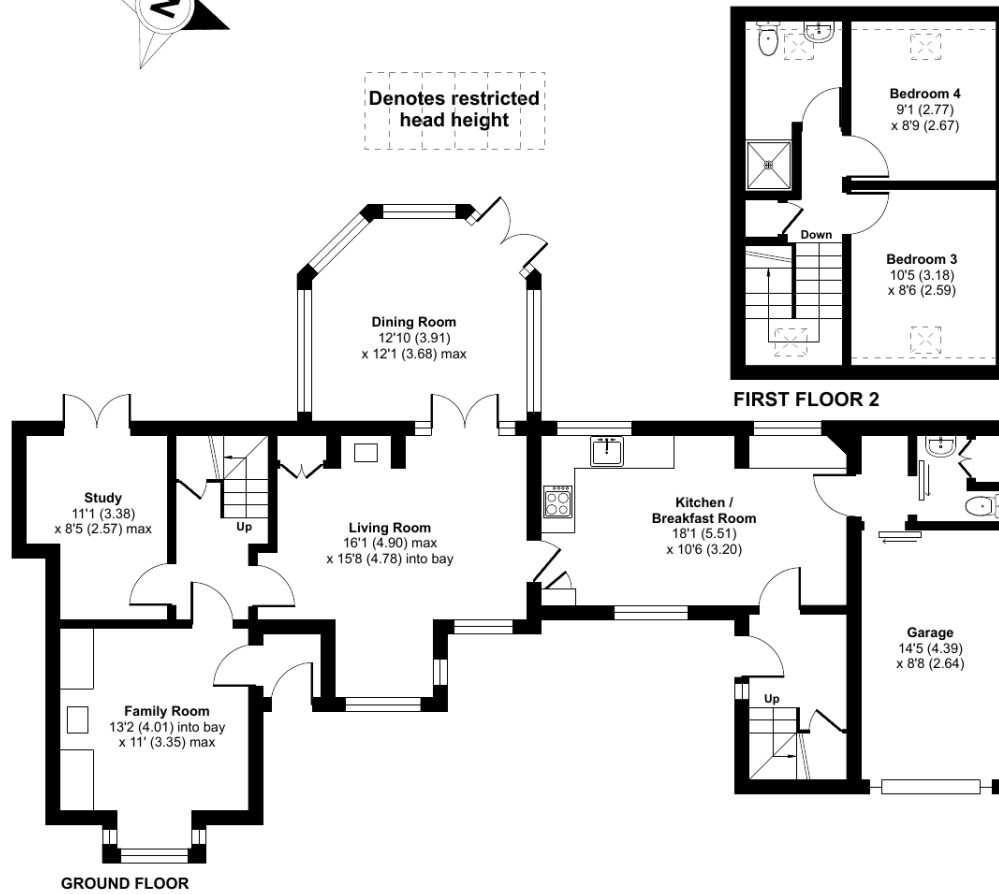
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





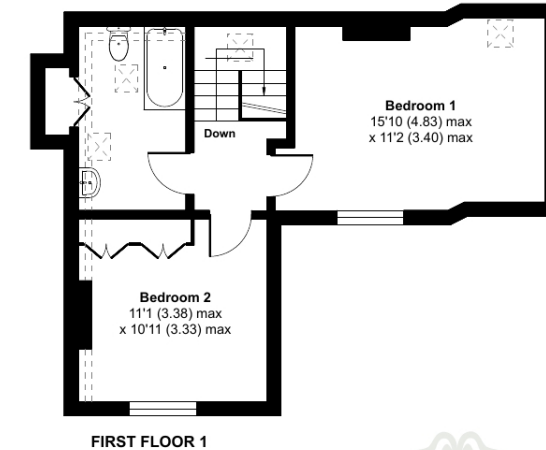
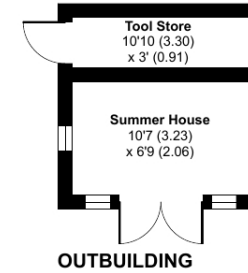


Denotes restricted head height

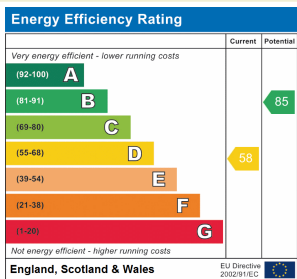


Approximate Area = 1624 sq ft / 150.8 sq m
 Limited Use Area(s) = 44 sq ft / 4 sq m
 Garage = 172 sq ft / 15.9 sq m
 Outbuilding = 103 sq ft / 9.5 sq m
 Total = 1943 sq ft / 180.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Country Properties. REF: 952910



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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