



High Street

Flitton,
Bedfordshire, MK45 5DY
£500,000

country
properties

Filled with character to include a wealth of exposed timbers and feature fireplaces, this charming Grade II Listed part thatched home with later additions is set on a generous plot with farmland to rear. The deceptively spacious accommodation includes three bedrooms and two separate reception rooms, plus a fitted kitchen/breakfast room with a range of wood fronted base, wall mounted and larder units and feature brick flooring. The main bathroom with four piece suite including bath and separate shower is located on the ground floor, whilst a first floor shower room is en-suite to the principal bedroom. The main garden area extends to approx. 74ft x 60ft and includes a variety of established trees and shrubs, whilst parking is provided via a hard standing driveway and detached garage.

- NO UPPER CHAIN
- An abundance of character features including exposed timbers and two attractive fireplaces
- Two separate receptions
- Fitted kitchen/breakfast room
- Four piece ground floor bathroom
- Three bedrooms, principal with en-suite shower room
- Generous plot with main garden area approx. 74ft x 60ft
- Detached garage & driveway parking



LOCATION

The property is situated a short stroll (0.1 miles) from the impressive Grade I Listed Church of St John The Baptist and 'The White Hart' restaurant and bar. The charming Mid Bedfordshire village of Flitton has a further public house/restaurant and also benefits from surrounding countryside and moorland providing delightful walks. A village hall with recreation ground is shared with the neighbouring village of Greenfield, with its highly regarded Lower School (approx. 0.9 miles) whilst Bedford's private Harpur Trust schools are within 11 miles. Commuters are well served via the mainline rail station at nearby Flitwick (approx. 2.4 miles) which provides a rail service to London St Pancras within 45 minutes. The historic Georgian market town of Ampthill lies approx. 3.7 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

Via stable style entrance door with glazed insert and canopy over to:

KITCHEN/BREAKFAST ROOM

Window and stable style door with glazed insert to side aspect. A range of base and wall mounted units plus larder unit with spice racks and automatic light. Work surface areas incorporating sink and drainer with mixer tap. Rangemaster oven. Space for washing machine and fridge/freezer. Feature brick flooring. Recessed spotlighting to ceiling. Ledge and brace latched doors to inner hall and to:

REAR LOBBY

Built-in storage cupboard. Space for fridge/freezer. Wall mounted gas fired boiler. Ledge and brace latched door to:

BATHROOM

Opaque glazed window to side aspect. Four piece suite comprising: Bath, shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin. Part tiled walls. Radiator. Wood effect flooring.

INNER HALL

Accessed via ledge and brace latched doors from living room, dining room and kitchen/breakfast room. Built-in under stairs storage cupboard.



LIVING ROOM

Dual aspect via windows to front and rear. Feature exposed ceiling beams. Feature fireplace housing Stovax dual fuel stove. Radiator. Built-in cupboard. Ledge and brace latched door to:

DINING ROOM

Window and stable style door with opaque glazed insert to front aspect. Feature exposed wall timbers and ceiling beams. Feature fireplace with wooden surround. Radiator. Ledge and brace latched doors to living room, inner hall and to stairs to first floor landing.

FIRST FLOOR

LANDING

Feature exposed wall timbers and ceiling beams. Hatch to loft. Ledge and brace latched doors to all bedrooms.

BEDROOM 1

Window to side aspect. Radiator. Vanity wash hand basin with storage beneath. Recessed spotlighting to ceiling with hatch to loft. Built-in over stairs storage cupboard. Ledge and brace latched door to:

EN-SUITE SHOWER ROOM

Window to rear aspect. Two piece suite comprising: Walk-in shower with wall mounted shower unit (not in working order) and close coupled WC. Wall mounted electric heater.



BEDROOM 2

Dual aspect via window to front and two sash windows to side. Feature exposed ceiling beams. Radiator. Fitted storage cupboards.

BEDROOM 3

Window to front aspect. Feature exposed wall timbers and ceiling beams. Radiator. Built-in wardrobes.

OUTSIDE

FRONT GARDEN

Pathway leading to front entrance door. Lawn area. Mature shrubs. Part enclosed by picket fencing.

REAR GARDEN

74' x 60' (22.56m x 18.29m) approx. A stable style door with canopy over leads out from the kitchen/breakfast room to a generous brick paved patio seating area. The remainder of the garden is mainly laid to lawn, bordered by a variety of mature trees and shrubs, including apple.

DETACHED GARAGE

Pitched, tiled roof. Metal up and over door. Courtesy door to rear garden.

OFF ROAD PARKING

A five bar timber gate leads to the hard standing driveway, providing off road parking for three/four vehicles.

Current Council Tax Band: D.

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.



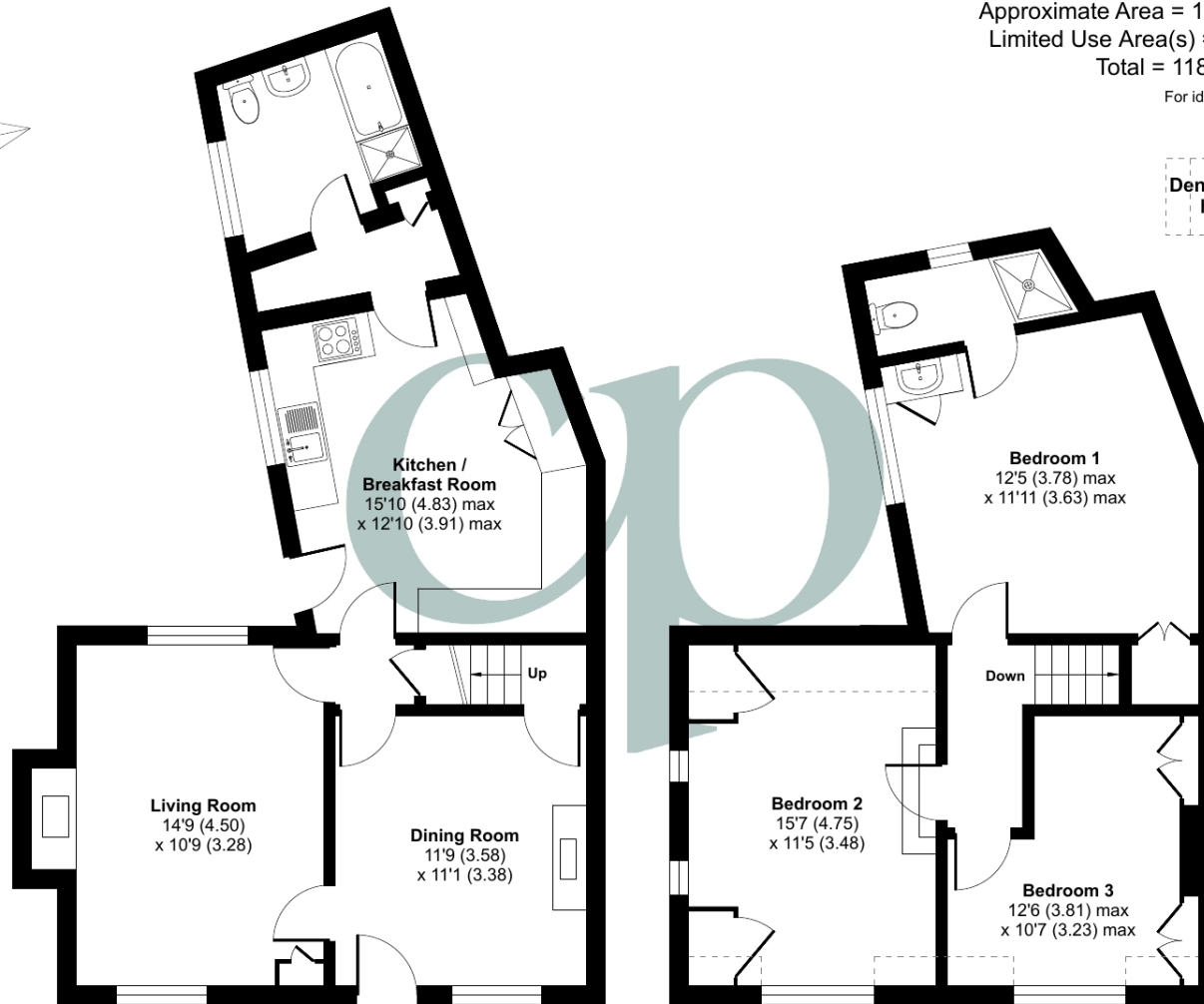


Approximate Area = 1142 sq ft / 106 sq m
 Limited Use Area(s) = 40 sq ft / 3.7 sq m
 Total = 1182 sq ft / 109.7 sq m

For identification only - Not to scale



Denotes restricted head height

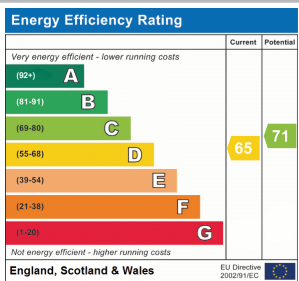


GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1192037



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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