



Chalton Heights

Chalton,
Bedfordshire, LU4 9UF
£700,000

COUNTRY PROPERTIES
PART OF HUNTERS



Set on a plot totalling approx. 0.47 acres with far reaching countryside views to rear, this semi detached home features attractive gardens incorporating numerous useful outbuildings with stable block and paddock area offering an excellent equestrian opportunity. With versatile, single storey living accommodation, the property comprises a generous 26ft living room with log burning stove and open plan dining room, both of which lead through patio doors to an exterior roof terrace which takes full advantage of the elevated views across the garden to rolling countryside beyond. In addition, there is a fitted kitchen/breakfast room with further space for relaxed dining, three bedrooms (with the option to utilise one as a study if preferred) and a modern shower room. Ample off road parking is provided via the block paved driveway and two-vehicle garage with electric door and inspection pit. EPC Rating: D.

- Equestrian opportunity
- Total plot size approx. 0.47 acres
- 26ft living room with log burner
- Open plan dining room
- Fitted kitchen/breakfast room
- Three bedrooms/optional reception
- Modern shower room
- Roof terrace taking full advantage of the stunning views
- Garage & driveway parking



LOCATION

The Mid Bedfordshire village of Chalton lies immediately north of the Luton/Dunstable conurbation. The lower school stands in the centre of the village and accepts children between 4 and 9 and there is a traditional public house and restaurant, 'The Star.' Further shops and amenities are available within the neighbouring village of Toddington, whilst the M1: J11A and J12 (approx. 1.6 and 2.7 miles) and mainline rail stations at Leagrave and Harlington (within 3 and 4 miles) offer convenient commuter links.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed inserts and sidelight. Two built-in cupboards, one housing electric meter and fuse box. Hatch to loft. Doors to three bedrooms, shower room and to:

LIVING ROOM

Double glazed sliding patio door to rear aspect leading to roof terrace providing elevated views across the garden and countryside beyond. Feature log burning stove. Two radiators. Recessed spotlighting to ceiling. Open access to:

DINING ROOM

Double glazed sliding patio door to rear aspect leading to roof terrace with delightful countryside views. Radiator. Engineered wood flooring. Door to:

KITCHEN/BREAKFAST ROOM

Double glazed windows to both side and rear aspect. Stable style door to front aspect. A range of base and wall mounted units with work surface areas, projecting into the room to create a fitted breakfast table. Sink with mixer tap. Tiled splashbacks. Built-in oven, hob and extractor. Integrated slimline dishwasher. Space for washing machine and American style fridge/freezer.

BEDROOM 1

Double glazed window to front aspect. Fitted wardrobes with part mirrored sliding doors. Radiator. Recessed spotlighting to ceiling.

BEDROOM 2

Double glazed window to side aspect. Fitted wardrobes. Wash hand basin with mixer tap. Radiator.

BEDROOM 3/STUDY

Double glazed windows to both front and side aspect. Radiator.

SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Walk-in shower with wall mounted shower unit and rainfall style shower head, WC with concealed cistern and wash hand basin with mixer tap and drawer storage beneath. Wall and floor tiling. Wall mounted storage unit. Extractor. Recessed spotlighting to ceiling. Heated towel rail.



CELLAR

Accessed via rear external door. Power and light.

OUTSIDE

GARDENS

Steps lead up from a timber decked seating area, providing elevated views across the gardens and countryside beyond, also creating a covered seating/storage area beneath. The remainder is mainly laid to lawn with a variety of trees and shrubs, large timber storage shed and outside WC. The property offers equestrian opportunities having a stable block and paddock area with shelter.

GARAGE

Electric roller door. Two double glazed windows. Power and light. Inspection pit. Steps to part opaque double glazed courtesy door to rear garden.

OFF ROAD PARKING

A block paved driveway leads through a timber five bar gate, providing parking for several vehicles and access to garage. Outside lighting. Shrub border.

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 drivers 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.



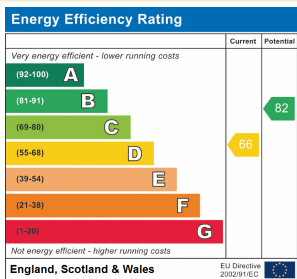


Approximate Area = 1098 sq ft / 102 sq m
 Garage = 324 sq ft / 30.1 sq m
 Outbuildings = 1093 sq ft / 101.5 sq m
 Total = 2515 sq ft / 233.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Country Properties. REF: 1023255



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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