



Keeley Lane, Wootton, Bedford MK43 9HS

WALDENS ESTATE AGENTS





Keeley Lane
Wootton
Bedford
MK43 9HS

£1,000,000

Set on a plot of approximately 1.5 acres on the edge of the charming village of Wootton, this individually built three-bedroom home is a true testament to quality and versatility. Crafted to an exceptional specification, this residence seamlessly blends sophisticated design with practical living.

- 1.5 Acres Approx
- High Specification Throughout
- Versatile Accommodation
- Three Bedrooms
- Beautiful Fitted Kitchen / Breakfast Room
- Two Reception Rooms
- Double Garage With A Multi Car Driveway
- Land Fully Enclosed
- Electric Gate with Remote Access



- Council Tax Band F
- Energy Efficiency Rating D

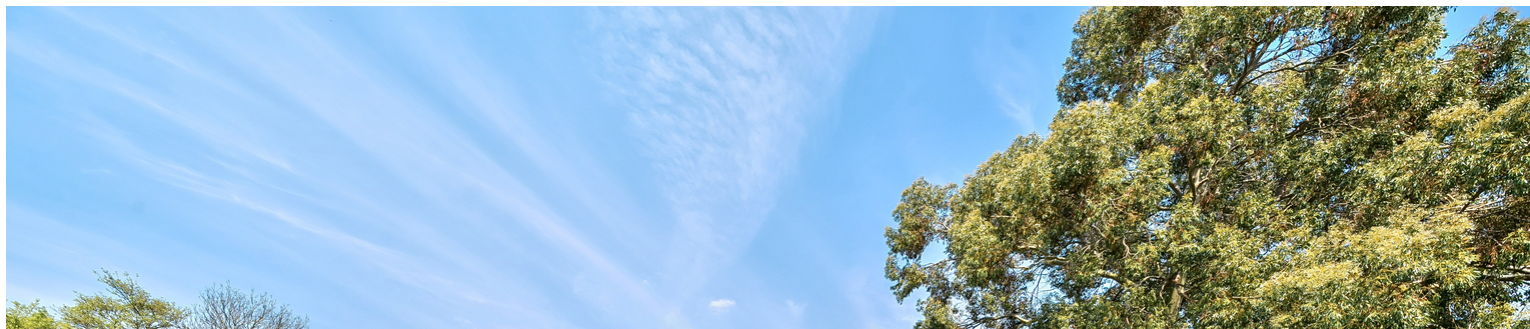




Approaching this exquisite three-bedroom home, you are welcomed through impressive double electric gates, leading onto a spacious private driveway. Entering into the entrance hall with stairs to first floor. The lounge is to the front and leads you into the dining room and then onto the stylish kitchen/breakfast room, meticulously designed for both functionality and elegance. Boasting a vast array of storage cupboards and drawers, the kitchen is equipped with an integrated tall freezer and fridge, a double wall oven, induction hob and extractor. A built-in dishwasher and a Quooker tap. Thoughtfully designed breakfast bar provides a cosy spot for casual dining, complemented by dual windows to the side and rear. Doors leading directly onto the rear patio area, this kitchen effortlessly connects indoor and outdoor living. The utility room is off the kitchen housing the washing machine. The shower room is fully tiled with rainfall shower, low level WC and wash hand basin. A standout feature is Bedroom 3, conveniently located on the ground floor, offering flexible access either from the hallway or directly from outside. Upstairs the landing at present is used as a snug with space for sofa, but could easily be used as an office area or family area. The main bedroom has views to front and rear and ample floor to ceiling wardrobes and storage hangers. Another room which is off the hallway can be used as a study or dressing room. Bedroom 2 is found at the other end of the property with windows to front and rear. For convenience there is a stylish cloakroom with low level WC and wash hand basin. Outside the driveway continues from the front through the double electric doors into another expansive drive with parking for many vehicles. A screened garden area offers a peaceful retreat, complemented by an elegant patio featuring an 'Eden' veranda for year-round enjoyment. The home owner has built a 'Man Cave' (39.8' x 26.5') with power and lighting. The remaining garden space is laid entirely to lawn, offering a blank canvas for landscaping, recreation, or a simple, low-maintenance outdoor environment.







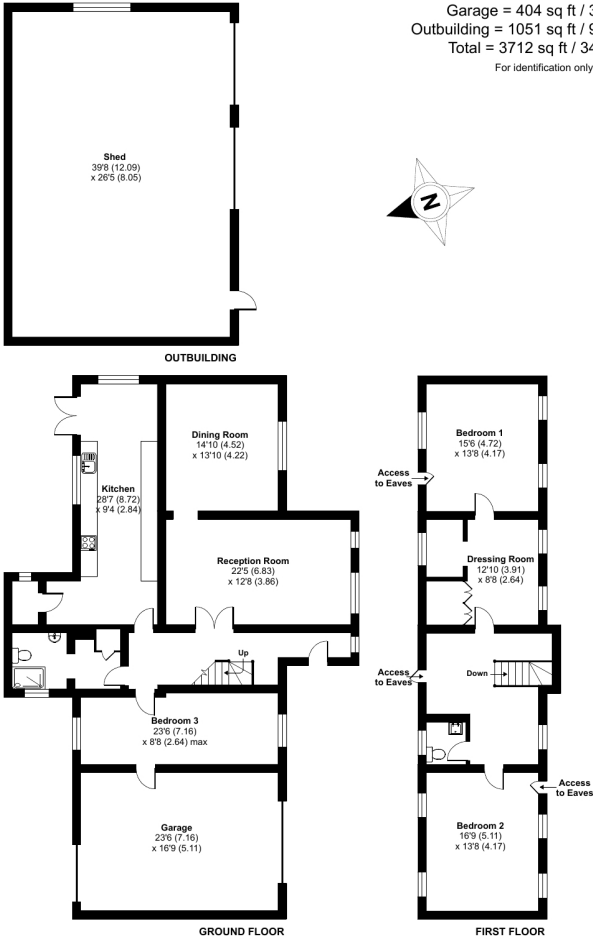


Surrounded by beautiful countryside and with excellent access to local amenities, this home promises both tranquillity and convenience in equal measure.

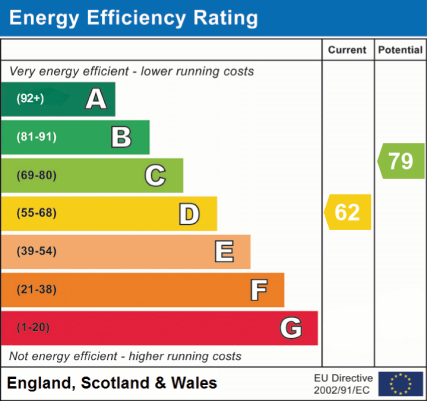


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Approximate Area = 2257 sq ft / 209.6 sq m
Garage = 404 sq ft / 37.5 sq m
Outbuilding = 1051 sq ft / 97.6 sq m
Total = 3712 sq ft / 344.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nrichcom 2025. Produced for Waldens Estate Agents. REF: 1261672



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