



160 HIGH STREET

RISELEY • MK44 1DR

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KEY FEATURES

- Charming Detached Village Home.
- Over 1,300 Sq Ft of Characterful Accommodation.
- Sitting Room Inglenook and Woodburning Stove.
- Separate Dining Room and Study Area.
- Three Double Bedrooms.
- Well Fitted Country Kitchen and Contemporary Bathroom.
- Delightful Cottage Garden.
- Garage and Workshop.
- Full Gas-Fired Central Heating.

This attractive grade II listed country cottage offers both charming rustic elevations and a surprisingly spacious, characterful interior including three reception areas and three double bedrooms, enjoying a wealth of exposed timbers and a brick inglenook with wood burner stove. Described by Historic England as C17th, the property sits to the front of a delightful plot within this pleasant Bedfordshire village and is conveniently located for access to major road and rail links.

Extending to over 1,300 square feet, the accommodation comprises entrance hall, sitting room featuring a brick inglenook fireplace with oak bressummer and wood burning stove, the separate dining room/snug also has a fireplace recess with bressummer, and there is also a useful study area idea as a home Office. The kitchen is of good size and offers a comprehensive range of fitted cabinets, extensive countertop space with inset sink, double oven and halogen hob and plumbing for washing machine, and there is an excellent bathroom with contemporary suite comprising bath with mixer shower, vanity unit with washbasin and fitted cupboards and WC with concealed cistern.

A staircase leads from the study area to the first floor with three double bedrooms, all of which are dual-aspect and feature exposed original timbers.

The property sits to the front of its delightful 'cottage garden' plot which enjoys a pleasant south easterly aspect and offers a pleasant area of lawn with ornamental pond and a variety of mature trees and shrubs. A five-bar gate opens onto the gravelled driveway providing ample off-road parking and access to the garage and workshop.

THE VILLAGE

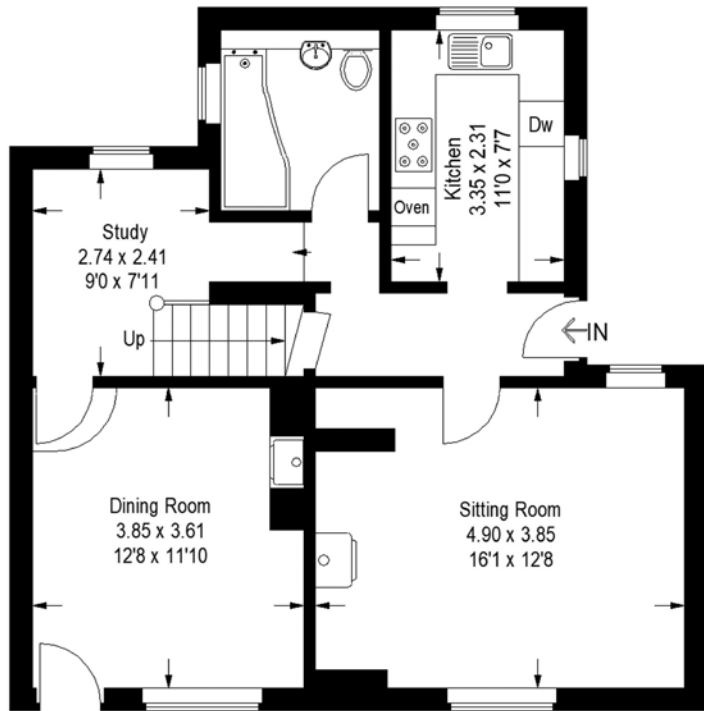
Riseley is an extremely popular North Bedfordshire village with excellent access to both Bedford's and Kimbolton's amenities. There are lots of countryside walks and the village has its own Primary School and is within the catchment of Sharnbrook Upper School. There is a popular Public House/restaurant and a recently improved general store with post office. Nearby Bedford and St Neots mainline railway stations offer fast and frequent services to London's St Pancras International station. Bedford's southern bypass (A421) links the A1 at the Black Cat roundabout with the M1 at Junction 13.

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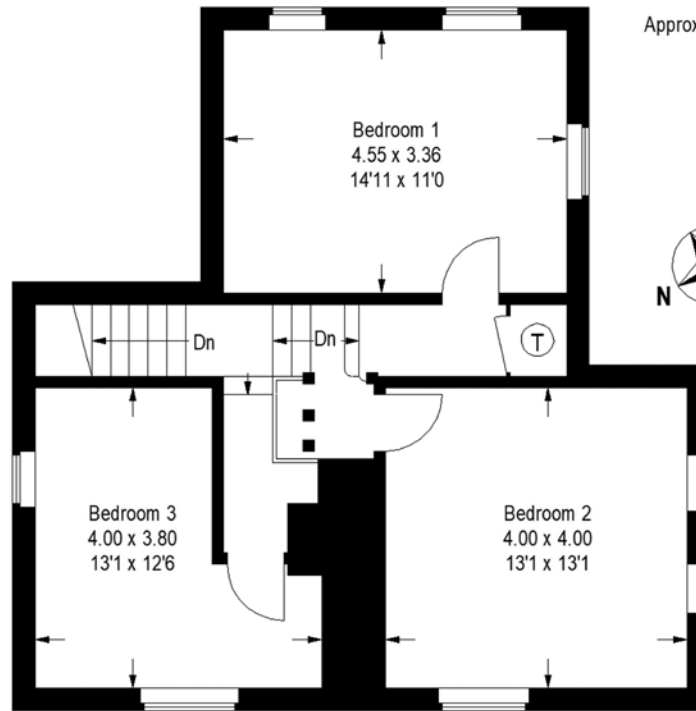
Guide Price £525,000

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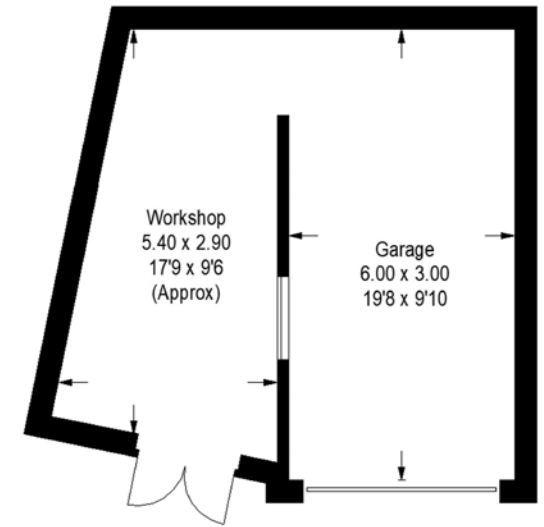


Ground Floor



First Floor

Approximate Gross Internal Area = 122.8 sq m / 1322 sq ft
 Garage / Workshop = 32.8 sq m / 353 sq ft
 Total = 155.6 sq m / 1675 sq ft



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 880967)

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