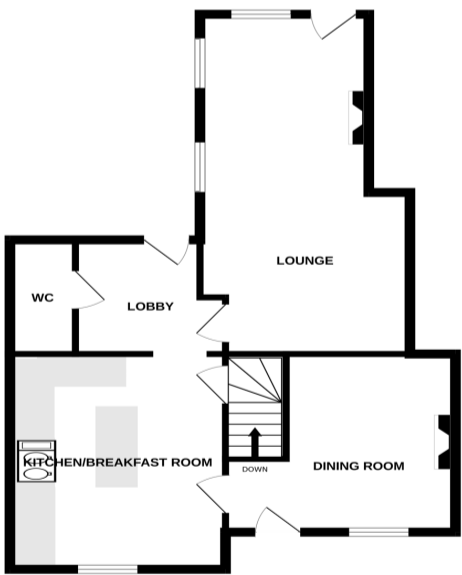
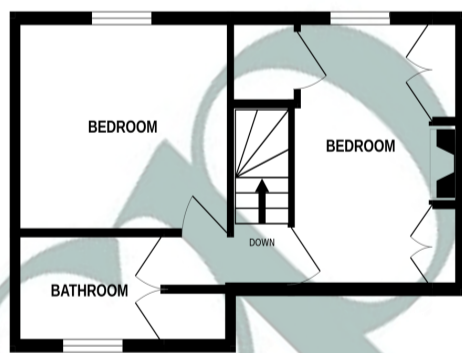




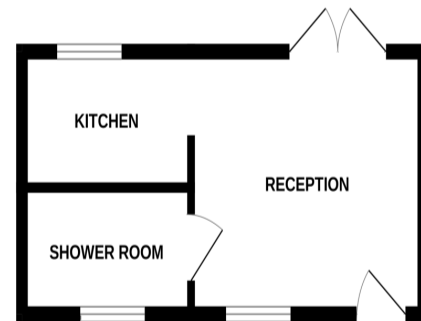
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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Set within a conservation area with surrounding countryside is this truly stunning Grade II Listed, ex-Duke of Bedford period cottage built in 1848 with a separate annexe and the benefit of being offered with no upper chain.

- Two double bedrooms.
- Extended kitchen/breakfast room.
- Lounge with feature fireplace.
- Off-road parking for several cars.
- Oil fired central heating.
- No onward chain.
- Separate one bedroom annexe/office space.
- Great commuter links including Flitwick train station, A421 and M1.

## Ground Floor

### Dining Room

12' 0" x 11' 5" into alcoves (3.66m x 3.48m) Entrance door and window to the front, brick open feature fireplace, radiator.

### Kitchen/Breakfast Room

15' 9" x 11' 11" (4.80m x 3.63m) A range of base and wall mounted units with granite work surfaces over, 1.5 basin sink and drainer, central island with five ring gas hob and double oven under, Rayburn Aga, built-in fridge and dishwasher, space for American style fridge freezer, window to the front, access to stairs rising to first floor, radiator, opening to:

### Rear Lobby

External door to the rear, access to the lounge and cloakroom.

### Lounge

22' 5" x 9' 4" x 11' 11" (6.83m x 2.84m x 3.63m) Brick feature fireplace, door to the rear, windows to the side and rear, radiator.

### Cloakroom

A suite comprising of a low level WC, wash hand basin, towel rail, window to the rear.

## First Floor

### Bedroom One

12' 0" x 10' 1" (3.66m x 3.07m) Vaulted ceiling, feature fireplace, built-in wardrobes and cupboard over stairs, window to the rear, radiator.

### Bedroom Two

10' 6" x 9' 4" (3.20m x 2.84m) Vaulted ceiling, access to loft, window to the rear, radiator.



## Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, cupboard housing Megaflo tank, towel rail, window to the front.

## Outside

### Annexe

### Kitchen

8' 8" x 5' 02" (2.64m x 1.57m) Base units with granite work surfaces over, built-in fridge, space for washing machine, window to the rear.

### Bedroom

11' 11" x 9' 9" (3.63m x 2.97m) Door to the garden, vaulted ceiling and exposed beams, window to the front.

### Shower Room

A suite comprising of a walk-in shower cubicle, low level WC, wash hand basin, towel rail, window to the rear.

### Front Garden

Lawn area and shrubs with a shingle pathway to the front entrance.

## Rear Garden

Courtyard area to the rear of the property with a brick well feature, wooden decked seating area, brick retaining walls, archway opening to further patio with additional seating areas, shaped lawn and raised sleeper-lined flower/plant beds, access to the rear to large parking area.

## Parking

Large shingled off-road parking area to the rear of the garden with space for several cars.

## NB

The vendor informs us that the property and the annexe are on two separate council tax rates as follows -  
Main dwelling - Band D  
Annexe - Band A  
The annexe is eligible for a "family discount" with a 50% discount if it is occupied by a family member, a 50% discount if the annexe is used by a resident of the main dwelling or an exemption (100% discount) on the council tax bill for the annexe if it is occupied by an elderly or disabled relative.

