



72, Willington Road

Gople, Bedford

MK44 3TN

£800,000

COUNTRY PROPERTIES  
PART OF HUNTERS

Upon entering this stunning property, you are greeted by the grand entrance hallway which benefits from a solid oak flooring. This gorgeous choice of flooring runs into the 22ft living room, the kitchen/family room, and your own personal home office. Just off the hallway you can also find the downstairs w/c, and the door leading into the double garage.

As mentioned before, the downstairs boasts a generous home office, which is perfect in times like these for working from home, or if you have the luxury of going into work, an added reception room for doing whatever you please. The large kitchen is absolutely perfect for a family and is complimented by an island with built-in dining features. The cabinets within the kitchen are of a wood-effect style, and include integrated appliances, with added granite worktops to really bring the kitchen to life. The kitchen also benefits from a range style cooker with a gas hob, and a spacious utility room, perfect for storing items, or additional appliances.

The star of the downstairs really is the 22ft Living room which features a stunning open fireplace, and contains an entrance into the sizeable conservatory, which has views that overlook the private rear garden and the open countryside.

If you take a step outside the property, you'll be greeted by the private garden which is partly laid to lawn, and partly paved, which suits entertaining down to a tee. A series of fencing provide rarely found views to the countryside beyond.

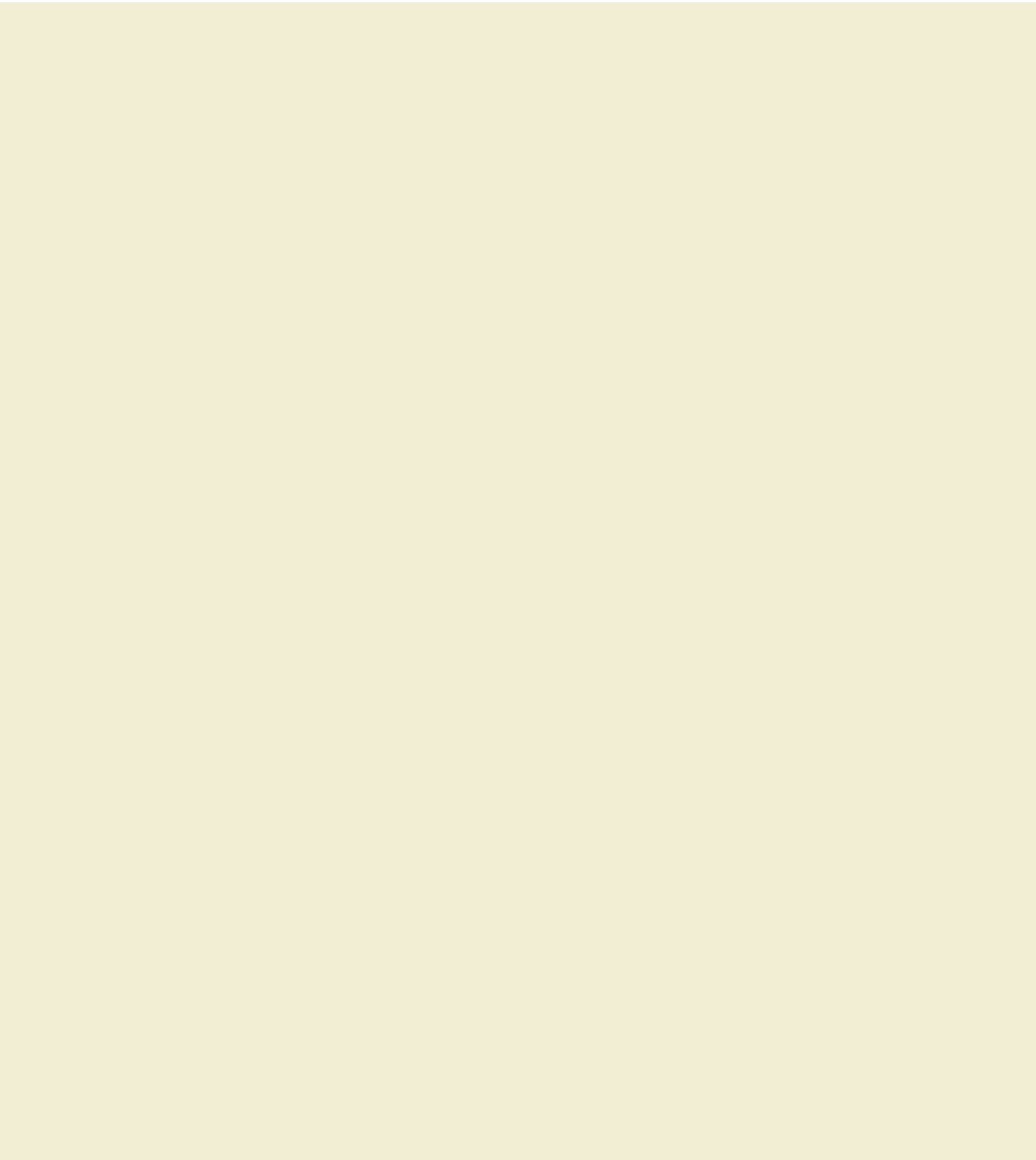
Out the front of the property is the huge driveway providing off road parking for four or more cars, a front garden which is laid to lawn, and the generous double garage.

This beautiful 5 bed detached family home can be found in a private gated community of four homes within the sleepy village of Cople. The aforementioned village includes amenities such as a pub, primary school and church, and is a drive away from Bedford which has a whole host of amenities, including restaurants, bars, nightclubs and various shopping centers.

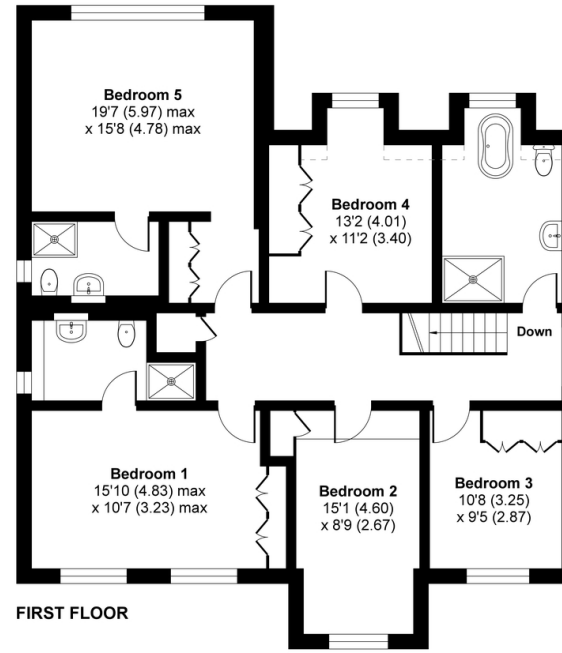
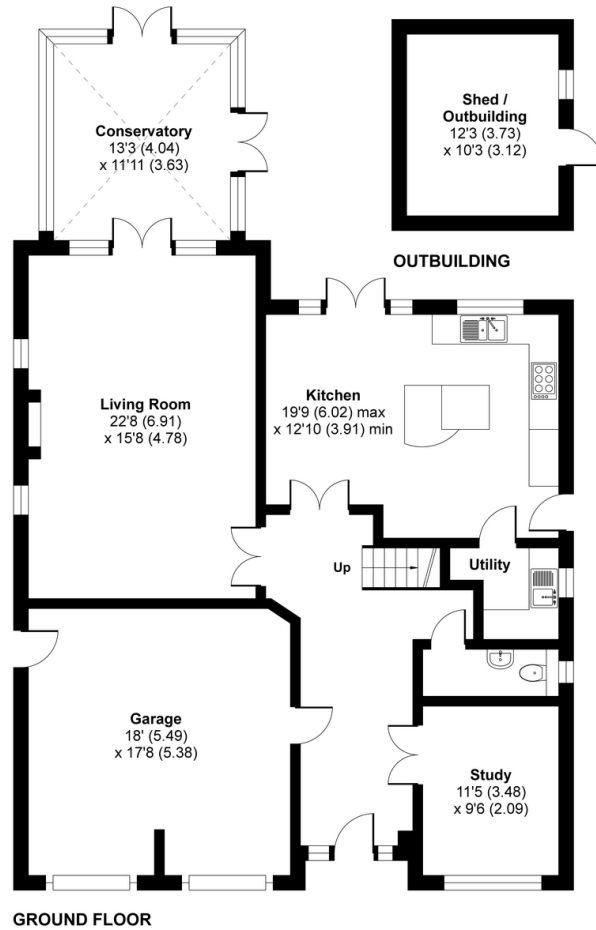
The town of Willington is situated nearby, and offers the popular Danish Camp! The Danish Camp starts off with a series of breathtaking walks along the River Ouse, and is complimented by the addition of a café, outdoor bar and bike/boat hire, making it the perfect place for a family to spend a beautiful summers day.

Cople is ideally positioned within easy access of Bedford, Sandy and the A1(M), all of which have mainline train stations into London Kings Cross. Route 51 also runs nearby which is a very popular cycle route in the area!





Approximate Area = 2736 sq ft / 254 sq m (includes garage)  
 Limited Use Area(s) = 10 sq ft / 1 sq m  
 Outbuilding = 126 sq ft / 12 sq m  
 Total = 2872 sq ft / 267 sq m  
 For identification only - Not to scale



Denotes restricted head height

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
		77	83
England, Wales & N.Ireland		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 763676



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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