

Ashlea, Renhold Road

Wilden, Bedfordshire MK44 2QA



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY



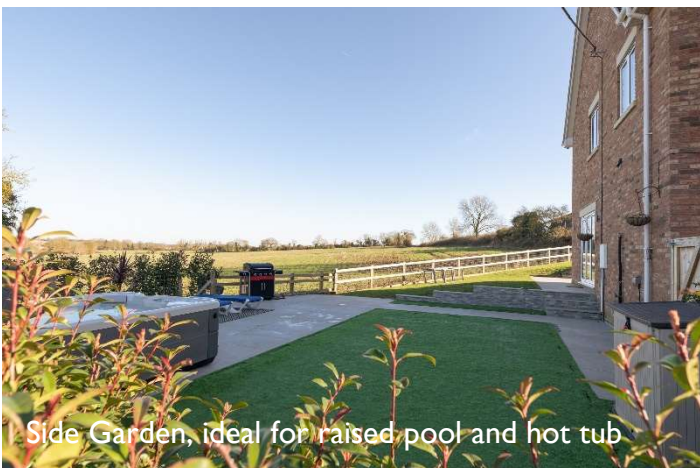


Rear terrace looking to main garden



Utility Room





Modern Family Living in the Countryside – Close to County Town - With Nearly 3500 Sq. Ft. and Wonderful Views Over Adjacent Fields

Up to 7 bedrooms in a modern, detached house, with a loft conversion that is currently used as an office, gym and artist's studio, is one thing. To have views from every window of the surrounding countryside is quite another. Ashlea, in the picturesque, Bedfordshire village of Wilden, provides all this and more, including garden, garage and gravelled parking for at least 6 cars. And it's only about 5 miles from the County town.

A lovely, 8-minute wander down the lane takes you past the village hall to the local primary school and to Sunday service at Wilden's Grade I-listed Church of St Nicholas, with its beautiful font and stained-glass window which survived the Reformation. A 20-minute stroll in the other direction takes you to Pell's farm shop and nursery, recently described as providing "the best fresh fruit and veg around Bedford and the very best pork pies." The village pub is waiting for a buyer, but one of the finest pub and restaurants in the County, The Plough at Bolnhurst, not to mention Colmworth Golf and Country Club, are about 3 miles away. Ravensden is just a couple of miles, with its village pub and shop, and the popular Polhill Arms in Renhold is only about 1.5 miles away.

So peacefully rural, with wonderful countryside walks straight from your front door and some super facilities in and around the village, yet close to all that the County town of Bedford has to offer, including its world-renowned Harpur Trust private schools, its outstanding Free School, and its fast trains to London inside 40 minutes. Ashlea enjoys the best of all worlds.



View from the house



Studio / Bedroom

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AT A GLANCE

Up to 7 bedrooms (5 on 1st floor), 4 bath/shower rooms (all on 1st floor) – as follows:

- Main bedroom suite, with Shower room, walk-in wardrobe and Balcony / 2 further Double bedrooms, each with Shower room / 2 further bedrooms, including single
- Bathroom, with shower and freestanding bath
- **Top floor rooms**, currently used as Studio, with kitchenette; Office; Gym – (ceiling speakers by negotiation) / Built-in storage cupboard / Roof access
- **Kitchen/Breakfast/Dining room**, with island and table seating – Appliances: Undermounted bowl and half bowl; integrated dishwasher; Rangemaster induction range cooker (by negotiation) and chimney hood; American fridge/freezer (by negotiation) – bifold doors to terrace
- Utility room, with spaces for washer, dryer, freezer
- Sitting room (designed to allow division into sitting and dining rooms) - bifold doors to side garden
- Hall, with pull-out shoe storage and hidden coat area / **Cloakroom** / Landing, with linen cupboard
- Double glazed throughout / Security system, including cctv / **Air source heat pump** to radiators upstairs, downstairs underfloor heating and hot water
- **Double garage**, with remote, electric door / Driveway parking for 6-10 cars / **EV charger**
- **Garden**, with shed / Leisure space to side of house – currently used for above ground pool, hot tub and bbq – powerful outside tap and cold shower / Hidden bin area and garden gates each side of house

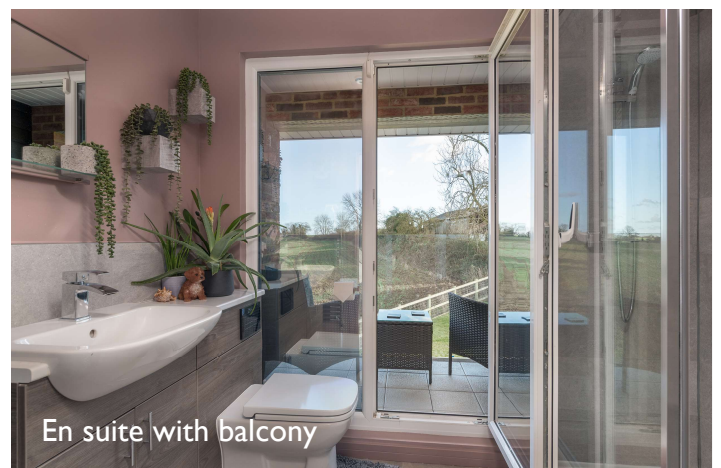


FURTHER FACTS & FIGURES

- BT fibre 2 broadband connectivity (currently Sky) / Council tax band: D / EPC rating: D
- **Bedford Railway Station: 5.9 miles** – fast trains to London: 39 minutes
- School catchment: Wilden Primary – 500 yards / Mark Rutherford School – 3 miles / Harpur Trust **Private Schools in Bedford – 5.5 miles**
- Pells Farm Shop: 1400 yds



Main bedroom



En suite with balcony

From humble beginnings great things often grow. And Ashlea is no exception, with its recent side extensions and loft conversion transforming a modest '70s house into a fabulous family home of nearly 3500 sq. ft. - one that is unusually versatile, to perfectly suit your needs.

The stylish oak and glass staircase (with oak doors throughout) takes you to no less than 5 bedrooms on the first floor, 3 of which have their own shower rooms (guests will love staying over here), all of which have a super outlook, and to a bathroom with yet another shower as well as a beautiful, freestanding bath.

While children might debate who has which bedroom, there's no doubt about yours: A lovely suite, where you throw open the curtains to horse paddocks beyond the lane at the front - with the church in the distance - and open a door to spectacular sunrises and morning coffee on the balcony, overlooking barley fields beyond the garden at the back. What a start to the day.

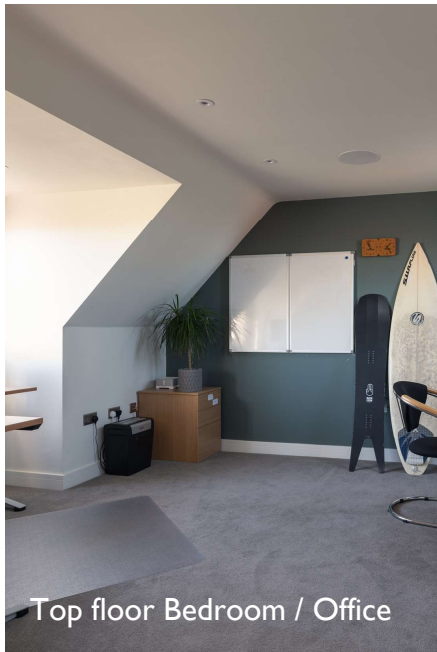
And the staircase continues up to vaulted ceilinged rooms on the top floor, from where you can watch lambs gambolling in your neighbour's pastures.

Currently an office, gym and artist's studio, complete with sink and sofa bed, you can use the loft conversion howsoever it suits your family - don't be surprised, though, if any teenagers stake a claim for the studio as a games room, for example.

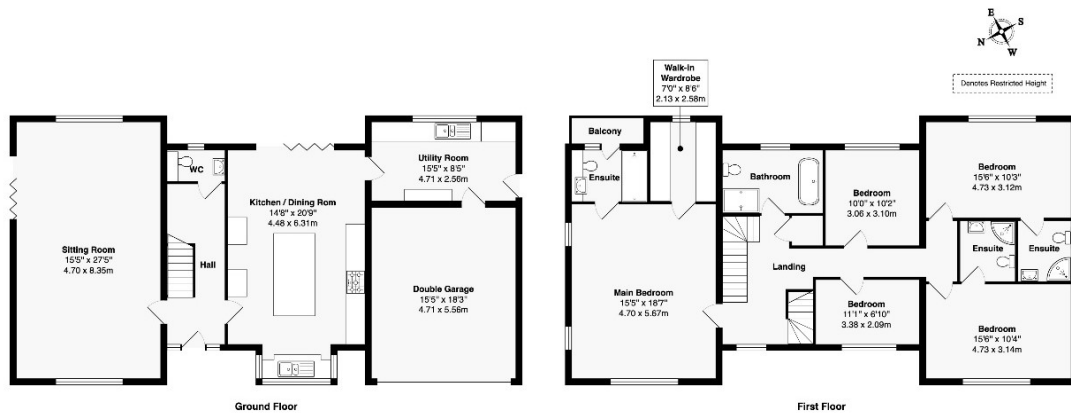
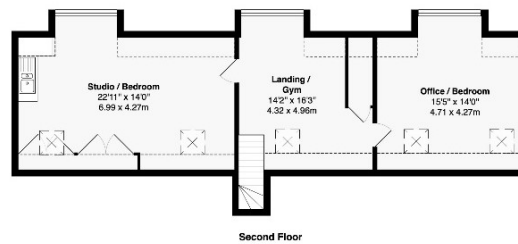
Ashlea is blessed with oodles of space and natural light downstairs, too. As well as a utility that is the size of some kitchens and a garage that has scope for all manner of uses, your sitting room and kitchen, with its quartz-topped working area, island and table seating, stretches the entire depth of the house. The sitting room is even designed for splitting into separate rooms, if you so wish.

Kick off your shoes and wander barefoot on heated floors in winter. Slide open two sets of bifold doors come summertime to the porcelain-tiled terrace, the lawn, the ash tree that gave your new home its name, and a side area designed for a hot tub and above-ground pool, complete with bracing cold shower. Relax with a glass of something in perfectly peaceful privacy and gaze out at countryside as far as the eye can see. Fabulous for entertaining, delightful for family life.





Top floor Bedroom / Office



Area of House: 3134 ft² ... 291.2 m² (excluding double garage and balcony)

Area of Double Garage: 305 ft² ... 28.3 m²

Total Area: 3429 ft² ... 319.5 m²

This brochure, including the boundary and floor plans (not to scale), is a guide only and nothing within it forms part of an offer or contract. All dimensions are approximate.

ARTISTRY
PROPERTY AGENTS

Ashlea, 31 Renhold Road

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To discuss this unique home or one you wish to sell, please contact us.

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