

# Upper Leys

High Street, Pavenham, Bedfordshire, MK43 7PD



PERFECTLY  
CONNECTING  
PEOPLE AND  
PROPERTY







## Wholly Unique Family Home with Wonderful Views and an Exciting Chance to Create Something Truly Special

A good-looking detached family home with three or four bedrooms, in a super spot between two other exceptional homes within the conservation area of the lovely, little North Bedfordshire village of Pavenham. Backing onto open fields, with fabulous views across the Ouse valley, and with gorgeous gardens, double garage and driveway parking, this is the first chance for nigh on half a century for anyone else to own Upper Leys. Moreover, there's no chain and there are an unusual number of options for substantially increasing its value.

Pavenham could hardly be better placed; quietly rural, but within easy reach of the County town, the world-renowned Harpur Trust private schools and fast trains to London and elsewhere. With its friendly community atmosphere, catchment schools, surgery and shop nearby, and country inn, village hall and splendid 13<sup>th</sup> century church within the village, along with playing fields, tennis, cricket and golf clubs, Pavenham is a superb place to live for all ages.

Surrounded by beautiful countryside, through which the River Great Ouse peacefully meanders, Pavenham has the distinction of having one of the best walks you could ever hope for, following the John Bunyan trail along the river to Stevington, taking in the holy well and the ancient cross referred to in 'Pilgrims Progress'. And you can reach the trail through lovely fields a few paces from the front door of your new home. It's a fortunate family indeed that makes Upper Leys their home.



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## AT A GLANCE

3 or 4 bedrooms / 3 bath/shower rooms as follows:

Ground floor:

- Main bedroom, shower room, fitted furniture
- Double bedroom, with fitted furniture
- Bathroom

Via staircase:

- Guest double bedroom, with 2 other rooms in separate area upstairs – one of the rooms has been a dark room with sink, and has scope to become a bathroom, the other could be a dressing room or another bedroom
- Shower/Cloakroom – at bottom of stairs accessed from both main hall and inner hall
- Kitchen/Breakfast room, with Neff appliances
- Utility room, with space for fridge and freezer
- Snug and Dining room – open to each other
- Sitting room, with open fire – open to dining room (curtain divider) – hardwood floor beneath carpet
- Basement (staircase down) – half-tanking to be repaired/completed – has been used as an office
- Hall, with door to shower/cloakroom, built-in cupboard and separate airing cupboard
- Air source heat pump radiator/hot air heating – hot water heated by same system
- Double garage (electric door), staircase to house
- Driveway parking for 2/3 cars
- Gardens, with summerhouse (needs attention)

## FURTHER FACTS & FIGURES

- Superfast fibre 2 internet connectivity / Council tax band: G / EPC rating: E
- Bedford Railway Station: 6 miles – fast trains to London: 39 minutes
- Farm shop in village / Shop and Post Office: In adjoining village of Carlton / Supermarkets: 5.5 miles
- Catchment Schools: Pinchmill Primary: 1.8 miles / Sharnbrook Academy & 6<sup>th</sup> Form: 2.5 miles



Set well back behind high hedging, the driveway winds round to the parking area to one side and down to the garage on the other. Steps lead up to the porch where you can sit under the steeply sloping, clay tiled roof of this lovely '60s house and enjoy the raised gardens stocked full of Japanese anemones and other pretty flowers and shrubs, and the birdsong from the magnificent trees lining the leafy street.

You could happily move in tomorrow to Upper Leys. Or you could decide to put your stamp on the house beforehand by, say, replacing the kitchen and bathroom. Alternatively, you could totally transform the property in the manner of its neighbour to create a stunning, stylish and modern eco home.

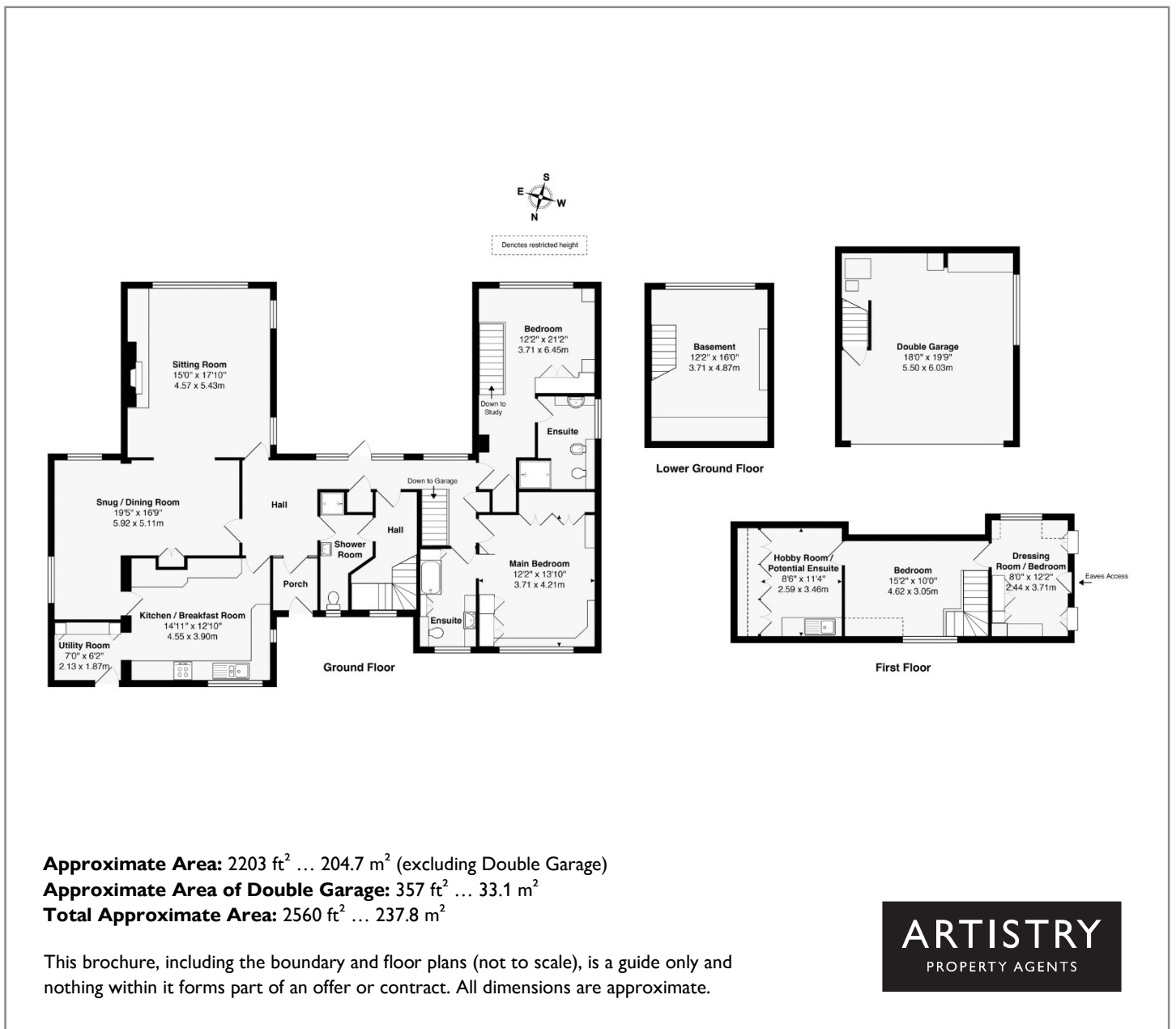
Once inside, most of the living space is on one level, including the main bedroom suite, its delightful outlook over the garden a joy to wake up to. But as a bonus, staircases take you down to a basement that backs onto the garage, with scope for an office or games room perhaps, and up to three dormer rooms that are, well, anything you want them to be.

You might decide to create a suite upstairs with bedroom, bathroom and dressing room. Or you might prefer two bedrooms, one with spectacular views over the garden and the glorious countryside beyond.

There's similar scope and flexibility with ground floor rooms - will you want to open the kitchen into the dining room, for instance? Might the snug make a great study or playroom? And those views are never far away, not least from the wonderfully peaceful sitting room, with its huge, low-silled windows, cosy open fire and hardwood floor beneath the carpet.

It would be enough to have a lovely large, privately peaceful garden, with lawns for the budding footballer, beds and borders for the keen gardener, a rose arbour leading to the summerhouse, a ready supply of apples from the survivors of an old orchard, and of conkers from a rare species of horse chestnut – not to mention a terrace betwixt wisteria-clad walls to enjoy it all from. But to have beautiful countryside at the bottom of the garden, with occasional cows and sheep for company, makes Upper Leys all the more special.





**Approximate Area:** 2203 ft<sup>2</sup> ... 204.7 m<sup>2</sup> (excluding Double Garage)

**Approximate Area of Double Garage:** 357 ft<sup>2</sup> ... 33.1 m<sup>2</sup>

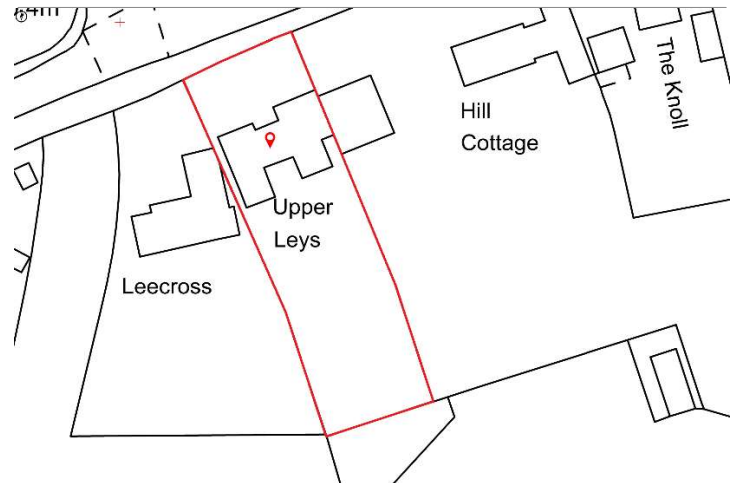
**Total Approximate Area:** 2560 ft<sup>2</sup> ... 237.8 m<sup>2</sup>

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.



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

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