

# 100 Lower Shelton Road

Marston Moretaine, Bedfordshire MK43 0LP



PERFECTLY  
CONNECTING  
PEOPLE AND  
PROPERTY











## Superb 'Forever' Home, With Fine Views, in Village Close to Every Facility

A lovely-looking, detached, 3 or 4-bedroom 'forever' home, with a super kitchen, lovely gardens back and front, integral garage and horseshoe drive. Its setting on the Lower Shelton side of the Bedfordshire village of Marston Moretaine gives it the best of all worlds – wonderful field views from its Juliet balcony, walkable facilities and fast access to major road and rail networks.

Your new home is well placed for travelling. Just 6.5 miles from Flitwick station, fast trains reach London in 41 minutes. Bedford and Milton Keynes, only 7.5 and 12.5 miles respectively, provide even faster trains to the capital as well as world-renowned private schools and excellent shopping facilities. Millbrook's Marston Vale line between Bedford and Bletchley is just a 1.5-mile cycle ride, and the nearby A421 provides fast access to the M1. Hop on a bus from your road to take you the 4.5 miles to Cranfield University and the Technology Park. Luton Airport is just 25 minutes away. The lovely market town of Ampthill, with its pubs, restaurants and Waitrose supermarket is only 5.5 miles.

Yet so much is on the doorstep. The pre and primary school, recently rated 'Good' by Ofsted, is a little over a mile away, as is the ancient Church of St Mary, so unusual for its detached bell tower, said by some to have originally been a watchtower used to protect villagers from the Vikings, who sailed their longships to Bedford along the River Great Ouse. A Co-op, community hall, indoor and outdoor sports facilities, as well as popular pub and Indian restaurant are all a similar 25-minute stroll away.

Lakes for fishing and watersports, as well as Millbrook Golf Club, are nearby. Aspley Guise and Woburn Sands Golf Club is 10 minutes away, with the Championship courses at Woburn just 10 miles. Several hundred yards from your front door is the Millennium Country Park, a delightfully peaceful conservation area and nature reserve, where you can pick up the Route 51 cycle way that connects Oxford to Cambridge, as well as the Jubilee Trail, a wonderful 6.5-mile circular walk. Young or old, two legs or four, you'll love your new home.





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Bedford, Bedfordshire MK43 0LP

AT A GLANCE - 3 / 4 bedrooms – as follows:

- Main bedroom, with Juliet balcony, walk-in wardrobe and eaves storage space (boarded, with light)
- Double bedroom (downstairs), with fitted wardrobes (some mirrored, with auto lights)
- Further Bedroom upstairs
- Office/Bedroom downstairs
- Upstairs Bathroom, with bath/shower mixer
- Downstairs Shower room, with radio mirror
- Landing, with Study space
- Open plan Kitchen/Dining/Family room, with Island (pop-up electric and USB sockets), exposed brick wall and 2 sets of bifold doors to terrace / Appliances: Smeg Hot tap and 2 undermounted bowls; 2 Neff built-in ovens; Bosch gas hob (5 burners) and angled, glass chimney hood; AEG integrated dishwasher; space for American-style fridge/freezer; various pull-out interiors including larder and bin system – stable door to:
- Utility room, with sink and space for stacked washer and dryer – side door to outside
- Hall, with 2 built-in cupboards (for coats and shoes)
- Sitting room, with open fire
- Mains gas central heating – Ideal boiler
- Fully double glazed – bedrooms with shutters / bifold doors with electric blinds
- Garage, with electric roller door (single) and work bench / Horseshoe driveway
- Front and back gardens – combi potting shed/tool store/log store; additional shed; koi pond; side areas between front and back / 2 outside taps and lighting



## FURTHER FACTS & FIGURES

- Ultrafast Full fibre 900 (BT's best service) / Council tax band: D / EPC rating: C
- Millbrook Railway Station: 1.5 miles / Flitwick: 6.5 miles – fast trains to London: 41 minutes
- School catchment: Pre and Primary: 1500 yards / Marston Vale Middle: 2 miles / Wootton Upper: 3 miles.
- Co-op, Pub, Restaurant and Surgery – just over a mile's walk / Cranfield University: 4.5 miles (by bus)





Silver birch trees next door watch elegantly over the horseshoe driveway sweeping around a semi-circular lawn set with spring flowers, and past raised beds of eye-catching hydrangeas. From the low wall at the front with its angled brick detail to the lovely oak porch and whiskey barrel water butt, the care and attention to detail that has been lavished on the design and maintenance of your new home is abundantly clear.

Step through onto the porcelain wood floor of the hall and it's soon clear, too, what it's all about. This is a home that works at whatever stage of life. Full of flexible space, height and natural light, your main bedroom could just as well be upstairs, with its vaulted ceiling, walk-in wardrobe and Juliet balcony looking over summer fields of gold.

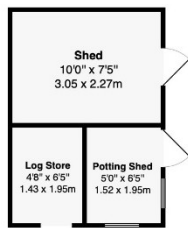
Or it could be downstairs, with its solid oak floor, even more impressive ceiling, fitted wardrobes and French doors opening to morning coffee on the terrace. Guests will love either. And to add to the other bedroom upstairs, a room downstairs has been used as both an office and a further bedroom.

Bathe beneath the stars, or shower downstairs surrounded by beautiful Travertine. Come back from that long winter walk with your dog and slump in front of logs ablaze in your sitting room fireplace, with its lovely, exposed bricks and chunky oak shelf picking up the staircase and doors.

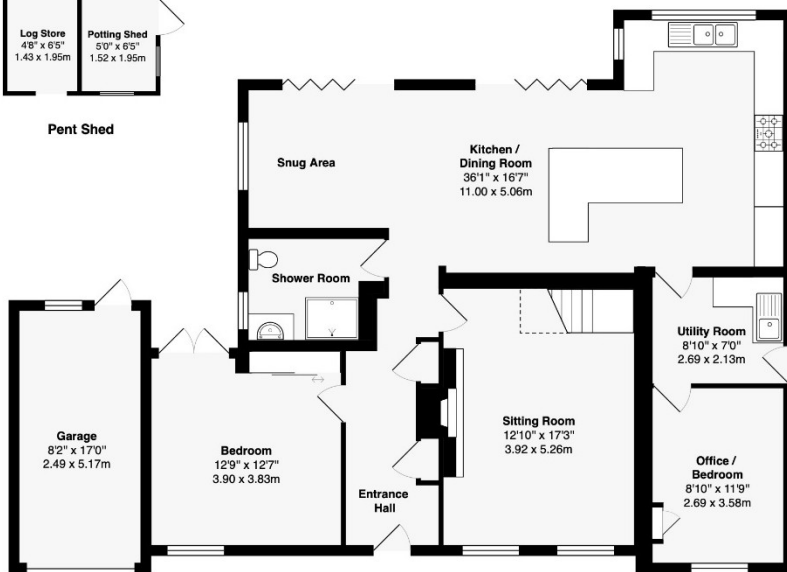
There's no doubt which is the hub of the home. A super family space, with handleless furniture housing high-end appliances, including hot tap, and topped by striking granite. Breakfast at the island, cook, dine, relax on the sofa with coffee and entertain, blinds closing at the touch of a button, bifold doors opening to the Indian sandstone terrace in warm weather.

Eat al fresco by the pond, the driftwood whale patiently watching the koi in their swimming pool, the soothing trickle of water mingling with birdsong from neighbouring silver birch and weeping willow. Fruit trees burst into beautiful blossom come spring. Pick home-grown veg. from raised beds, your own cherries, and apples from the young espalier and the old Bramley tree in the lawn, honeysuckle clambering through its branches, adding to lovely rose and clematis climbers in borders full of colour. Delightful!

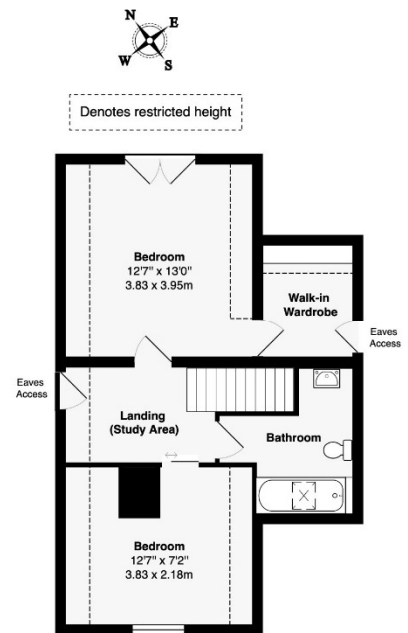




**Pent Shed**



**Ground Floor**



**First Floor**

**Area of House: 1762 ft2 ... 163.7 m2 (excluding garage and pent shed)**

**Area of Garage: 365 ft2 ... 33.9 m2**

**Total Area: 2127 ft2 ... 197.6 m2 (excluding pent shed)**

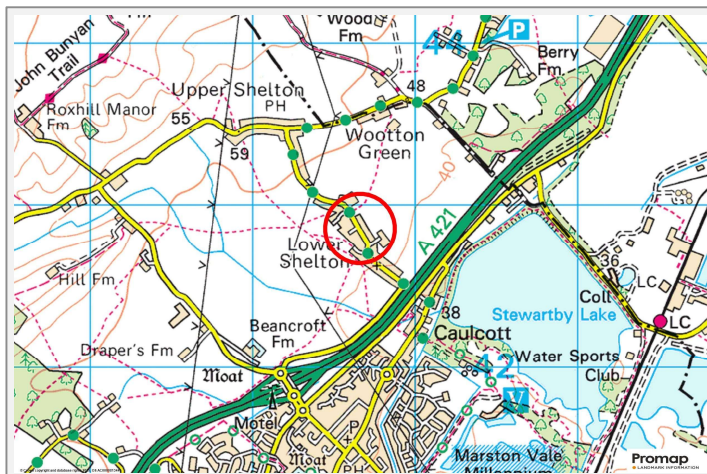
This brochure, including the boundary and floor plans (not to scale), is a guide only and nothing within it forms part of an offer or contract. All dimensions are approximate.

**ARTISTRY**  
PROPERTY AGENTS



## 100 Lower Shelton Road

Bedford, Bedfordshire MK43 0LP



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

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