



Oak Drive

Pulloxhill,
Bedfordshire, MK45 5EQ
Guide Price £700,000

country
properties

Set within a desirable village location, this detached family home features a converted garage to create an annexe with open plan kitchen/living/dining room, bedroom and shower room, plus additional outbuilding incorporating an office and games room with bar, providing versatile options for multi-generational living arrangements and/or home working. The main living space includes a 22ft (max) triple aspect living room and open plan kitchen/dining room with a range of integrated appliances (both rooms having direct access to the garden via French doors). In addition, there is a useful utility and cloakroom/WC. There are four bedrooms to the first floor (the principal with en-suite shower room) along with a modern family bathroom. The enclosed rear garden features a raised decked seating area with timber balustrade, paved patio and artificial lawn, whilst ample parking is provided via the block paved and gravelled frontage. EPC Rating: D.

- Annexe with kitchen/living/dining room, bedroom & shower room
- Versatile outbuilding (home office & games room)
- 22ft (max) triple aspect living room
- Open plan kitchen/diner
- Utility plus cloakroom/WC
- Four first floor bedrooms, en-suite plus family bathroom
- Enclosed rear garden with decked and paved seating areas plus artificial lawn
- Ample off road parking



The charming Mid Bedfordshire village of Pulloxhill has an impressive Norman Church, public house/restaurant and great countryside walks nearby, with a footpath leading directly from neighbouring Maple Close to Centenary Wood. The adjoining parish of Flitton and Greenfield provides a village hall with recreation ground as well as further public houses/eateries. The property is within a few minutes walk of the highly regarded Lower School, whilst Bedford's private Harpur Trust schools are within 15 miles. Commuters are well served via the mainline rail station at nearby Flitwick (approx. 1.7 miles) which provides a rail service to London St Pancras in as little as 41 mins. The historic Georgian market town of Ampthill lies approx. 4 miles distant and offers a Waitrose supermarket, variety of restaurants, boutique style shops and parkland, whilst the city of Milton Keynes is within 20 miles.

GROUND FLOOR

ENTRANCE HALL

Accessed via composite entrance door with opaque double glazed inserts. Stairs to first floor landing with built-in storage cupboard beneath. Radiator. Wood effect flooring. Recessed spotlighting to ceiling. Opaque glazed door to living room. Glazed double doors to kitchen/dining room. Further door to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and tiled splashback. Radiator. Wood effect flooring.

LIVING ROOM

Triple aspect via walk-in bay with double glazed windows to front, double glazed French doors to rear and two double glazed windows to side. Radiator. Wood effect flooring.

KITCHEN/DINING ROOM

Double glazed window and French doors to rear aspect. A range of base and wall mounted units with work surface areas incorporating butler style sink with mixer tap, and five ring gas hob with extractor over. Tiled splashbacks. Built-in oven and microwave. Integrated dishwasher and fridge/freezer. Wood effect flooring. Two radiators. Island unit providing additional storage, with extended work surface to create a breakfast bar. Glazed door to:

UTILITY ROOM

Opaque double glazed window to side aspect. Work surface area incorporating butler style sink with mixer tap. Tiled splashbacks. Storage cupboard. Wall mounted gas fired boiler. Recessed spotlighting to ceiling. Wood effect flooring. Radiator.

FIRST FLOOR

LANDING

Double glazed window to front aspect. Built-in airing cupboard housing water tank. Radiator. Hatch to loft. Doors to four bedrooms and family bathroom.

BEDROOM 1

Double glazed window to rear aspect. Feature wall panelling. Engineered wood flooring. Radiator. Door to:

EN-SUITE SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and wash hand basin with mixer tap and storage cabinet beneath. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Wood effect flooring.



BEDROOM 3

Double glazed window to rear aspect. Built-in double wardrobe. Radiator.

BEDROOM 4

(Currently used as a dressing room). Double glazed window to front aspect. Radiator. Wood effect flooring. A range of fitted wardrobes.

FAMILY BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Contemporary free-standing double-ended bath with wall mounted mixer tap/shower attachment, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

ANNEXE

KITCHEN/DINING/LIVING ROOM

Accessed via composite entrance door. Dual aspect via double glazed windows to front and side. A range of base and wall mounted kitchen units with work surface areas incorporating 1½ bowl sink with mixer tap. Built-in oven, hob and extractor. Integrated dishwasher. Space for fridge/freezer. Part wood effect/part tile effect flooring. Radiator. Built-in storage cupboard. Recessed spotlighting to ceiling. Hatch to roof void. Doors to shower room and to:

BEDROOM

Double glazed window to side aspect. Wood effect flooring. Recessed spotlighting to ceiling.

SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Walk-in shower with wall mounted shower unit, close coupled WC and pedestal wash hand basin with mixer tap. Radiator. Built-in cupboard with space for washing machine and tumble dryer. Recessed spotlighting to ceiling. Tile effect flooring. Extractor. Hatch to roof void.





OUTSIDE

REAR GARDEN

French doors lead out from both the living room and kitchen/dining room to a generous decked seating area, enclosed by timber balustrade. Remainder laid to paved patio and artificial lawn. Outside light, power point and cold water tap. Enclosed by fencing.

HOME OFFICE

Accessed via front entrance door. Opaque double glazed window to side aspect. Power and light. Wood effect flooring. Recessed spotlighting to ceiling. Doors to walk-in storage and to:

GAMES ROOM

Double glazed window and French doors to side aspect, leading to rear garden. Power and light. Feature log burning stove. Bar area. Wood effect flooring. Recessed spotlighting to ceiling.

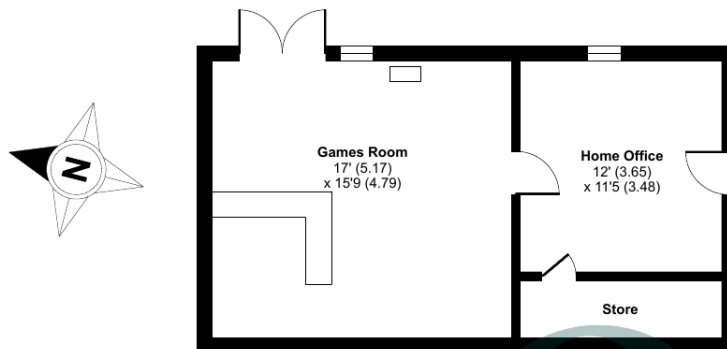
OFF ROAD PARKING

Block paved and gravelled frontage providing off road parking for approx. five/six vehicles.

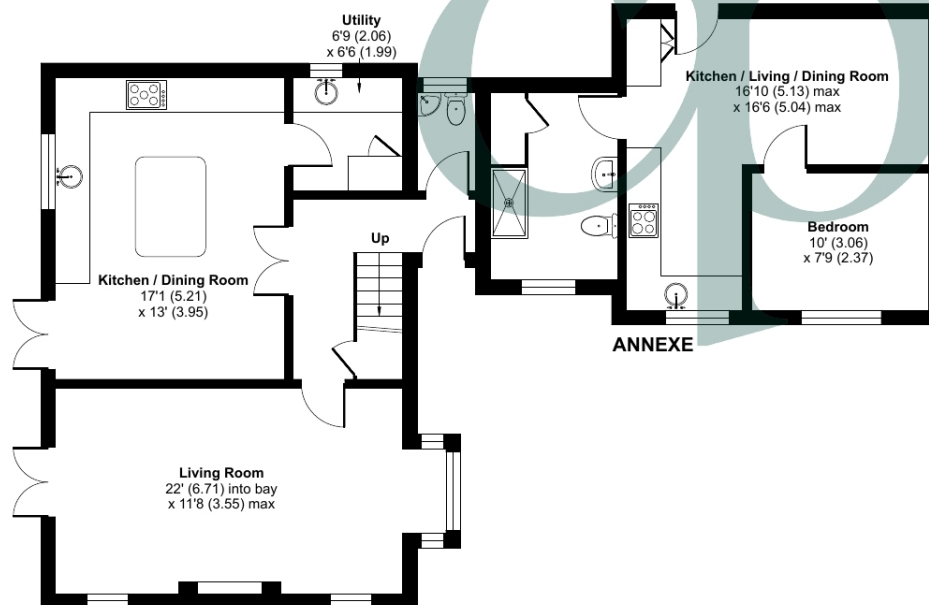
Current Council Tax Band: F.



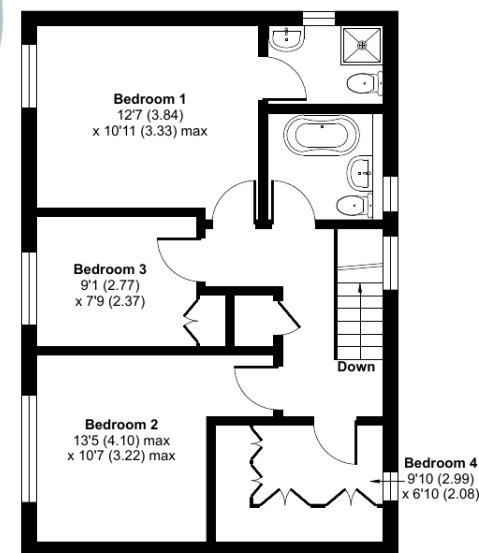




OUTBUILDING



GROUND FLOOR

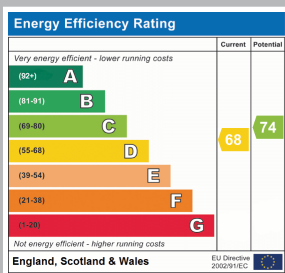


FIRST FLOOR

Approximate Area = 1198 sq ft / 111.2 sq m
Annexe = 365 sq ft / 33.9 sq m
Outbuilding = 454 sq ft / 42.1 sq m
Total = 2017 sq ft / 187.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Country Properties. REF: 1354390



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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