



# Tyburn Lane

Pulloxhill,  
Bedfordshire, MK45 5HG  
£1,500,000

country  
properties



Set behind electric gates and occupying a sizeable plot of approx. 1.67 acres, this substantial family home offers a generous 4,053 sq.ft of accommodation (approx. inc garage) with heated indoor swimming pool. The versatile layout includes a living room with bi-fold doors to conservatory, dining room, study with fitted storage, office with arched double doors to pool room, kitchen/breakfast room with contemporary styling, useful utility and ground floor cloakroom/WCs. A wheelchair accessible lift provides access to the first floor, in addition to a staircase, where the principal bedroom suite offers a dressing room and private bathroom. There are three further bedrooms (one with en-suite WC), the fourth connecting to an additional room creating a dressing room/office/occasional fifth bedroom as required, plus a family bathroom with four piece suite. Having stunning countryside views beyond, the well-designed, generous gardens have been featured in the NGS Open Garden Scheme and incorporate a fruit tree orchard plus arboretum with specimen trees, formal rose beds and ponds with water features. The block paved frontage provides parking for multiple vehicles, in addition to a double garage with electric door. An electric vehicle charging point is also provided.

EPC Rating: C.

- 1.67 acre plot (approx.) with far reaching countryside views
- 4,053 sq.ft. of accommodation (approx. inc. garage)
- Desirable village location
- Heated indoor swimming pool
- Living room, dining room, study & office
- Stylish kitchen/breakfast room
- Useful utility
- Principal bedroom with dressing room and en-suite bathroom
- Three further bedrooms (one with en-suite WC)
- Ample parking, double garage & EVCP







The charming Mid Bedfordshire village of Pulloxhill has a public house, lower school and Norman Church as well as great countryside walks nearby. The adjoining parish of Flitton and Greenfield provides a village hall with recreation ground as well as further public houses/eateries. Bedford's private Harpur Trust schools are within 13 miles. Commuters are well served via the mainline rail station at nearby Flitwick (approx. 2.3 miles) which provides a rail service to London St Pancras within 40 minutes approx. continuing to Gatwick Airport and Brighton. 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 LOBBY

Accessed via opaque double glazed front entrance door with opaque double glazed sidelight. Radiator. Wood effect flooring. Multi pane opaque glazed door with matching sidelight to:

### ENTRANCE HALL

Wheelchair accessible lift in addition to staircase to first floor landing. Radiator. Wood effect flooring.

Sliding doors to living room. Further doors to study, dining room, office, utility room, inner lobby (providing access to double garage), kitchen/breakfast room and to:

### GUEST CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: WC with concealed cistern and feature wash hand basin with mixer tap and storage cupboard beneath. Additional fitted storage cupboard with sliding doors plus recessed shelving. Wall and floor tiling (with underfloor heating). Heated towel rail. Recessed spotlighting to ceiling.

### STUDY

Double glazed window to front aspect. Glazed fronted fitted storage. Radiator. Wood effect flooring.

### LIVING ROOM

Double glazed triple bi-fold doors to conservatory. Double glazed window to side aspect. Two radiators. Wood effect flooring. Wall mounted air conditioning unit.

### CONSERVATORY

Of part brick construction with double glazed windows and French doors to rear garden. Wall mounted air conditioning unit. Wood effect flooring. Electrically operated ceiling blinds with remote control.

### DINING ROOM

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

### OFFICE

Double glazed window to side aspect. Radiator. Wood effect flooring. Arched double doors to:

### POOL ROOM

Triple aspect via three sets of double glazed sliding patio doors to side, double glazed sliding patio door to rear and double glazed windows to other side. Heated swimming pool with electric cover. Vaulted ceiling with recessed spotlighting.







## UTILITY ROOM

A range of base and wall mounted units with work surface area incorporating sink and drainer with mixer tap. Space for washing machine and tumble dryer. Wall and floor tiling. Multi pane glazed panelled door to:

## SIDE LOBBY

Opaque double glazed door to side aspect. Door to:

## WC

Opaque double glazed window to side aspect. Low level WC. Radiator. Wall and floor tiling.

## LOBBY

Door to double garage.

## KITCHEN/BREAKFAST ROOM

Two double glazed windows to front aspect. A range of base and wall mounted units with quartz work surface areas incorporating 1½ bowl sink with mixer tap, separate sink with mixer tap and ceramic hob with extractor over. Island unit with quartz work surface providing additional storage. Built-in double oven and microwave. Integrated dishwasher. Space for American style fridge/freezer. Radiator. Recessed spotlighting to ceiling. Tile effect flooring.

## FIRST FLOOR

## LANDING

Radiator. Hatch to loft. Engineered wood flooring. Walk-in storage cupboard with power and light. Built-in airing cupboard. Doors to four bedrooms and family bathroom.

## BEDROOM 1

Double glazed window to front aspect. Radiator. A range of built-in wardrobes, drawers and storage units. Engineered wood flooring. Sliding door to en-suite shower room. Further door to:

## LOBBY AREA

Built-in storage cupboards and drawer units. Wood effect flooring. Multi pane glazed panelled door to:

## DRESSING ROOM

Double glazed window to rear aspect. A range of fitted drawer and storage units. Eaves storage. Radiator. Wood effect flooring.









## EN-SUITE BATHROOM

Opaque double glazed window to side aspect. Four piece suite comprising: Spa bath with mixer tap/shower attachment and rainfall style shower over, WC with concealed cistern and twin wash hand basins with mixer taps and drawer units beneath. Two heated towel rails. Extractor. Recessed spotlighting to ceiling.

## BEDROOM 2

Double glazed window to side aspect. Radiator. Wall mounted air conditioning unit. Door to:

## EN-SUITE WC

Double glazed skylight. Two piece suite comprising: Close coupled WC and wash hand basin with shelving beneath. Shaver socket. Radiator. Extractor.

## BEDROOM 3

Double glazed window to front aspect. Radiator. A range of built-in wardrobes and dressing table with mirror above. Wood effect flooring.

## BEDROOM 4

Double glazed window to side aspect. Radiator. Built-in wardrobe. Door to:

## DRESSING ROOM (2)

Double glazed window to front aspect. Double glazed skylight. Built-in display cabinets. Eaves storage. Radiator. Wood effect flooring.

## FAMILY BATHROOM

Opaque double glazed window to rear aspect. Four piece suite comprising: Corner bath with mixer tap/shower attachment, walk-in shower with wall mounted shower unit, close coupled WC and pedestal wash hand basin. Storage cupboard. Radiator. Wood effect flooring.

## OUTSIDE

### FRONT GARDEN/OFF ROAD PARKING

An electrically operated sliding gate (with sim card, controlled through Smartphone app, sms or remote fob) provides access to block paved driveway parking for multiple vehicles. Electric vehicle charging point. Outside light and power point. Turf beds. Enclosed by fencing with gated side access to rear garden.

### DOUBLE GARAGE

Electric up and over door with remote control. Opaque double glazed window and courtesy door to side aspect. Power and light. Doors to lobby leading through to main entrance hall and to:

### BOILER ROOM

Opaque double glazed window to side aspect. Wall mounted gas fired boiler.

## GARDENS

Paved patio area, ideal for barbecues/entertaining. Lawn with central rockery. Cottage style planting around central fountain, linked system of up to three ponds with the top and middle pond being equipped with water fountains, ponds connected by a 'dry river'. Composting area, propagation centre and vegetable garden. Fruit tree orchard and arboretum with specimen trees. Long border. Rose garden with twelve beds. Three large garden sheds. Gas powered electrical generator. Countryside views.

Current Council Tax Band: G.











Approximate Gross Internal Area  
 Ground Floor = 249.0 sq m / 2,680 sq ft  
 (Including Garage)  
 First Floor = 127.6 sq m / 1,373 sq ft  
 Total = 376.6 sq m / 4,053 sq ft

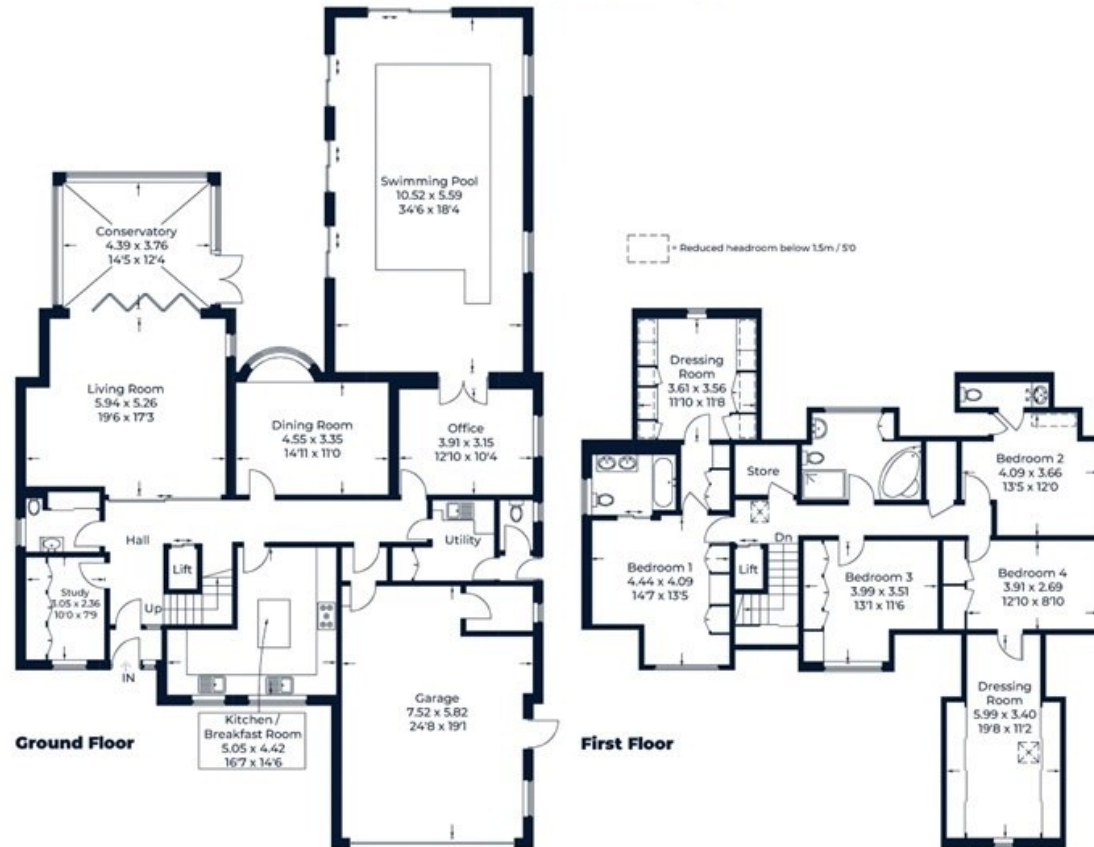


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 measurements are approximate, not to scale.  
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Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current	Potential
72	79
England, Scotland & Wales	
EU Directive 2002/91/EC	

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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