



# The Old Chapel

9, Mill Lane, Greenfield,  
Bedfordshire, MK45 5DG  
£700,000

country  
properties

Set within a desirable village lane, this former chapel has been converted to create a unique family home. Providing contemporary, open plan living, the impressive reception space extends to approx. 43ft overall in length. The entrance porch with adjacent cloakroom/WC leads through double doors to the family/dining room, open plan to both the kitchen with a range of units complemented by granite work surfaces, and the stunning double-height living room with log burner. In addition there is a separate study, great for those working from home, along with a fourth bedroom/optional snug with log burner. There are three bedrooms on the first floor (the principal featuring a curved glass wall overlooking the living space below to create a fabulous focal point, along with en-suite facilities) plus a family bathroom with four piece suite including traditional style slipper bath and separate shower cubicle. A wall enclosed rear courtyard offers an area for outside seating/dining, whilst the block paved frontage provides off road parking.

EPC Rating: C.

- Desirable village lane
- Open plan living space extending to 43ft in length
- Separate study
- Fitted kitchen with granite work surfaces
- Guest cloakroom/WC
- Fourth ground floor bedroom/snug
- Three first floor bedrooms (principal with en-suite shower room)
- Four piece family bathroom
- Wall enclosed courtyard garden
- Block paved parking to front



## LOCATION

The charming Mid Bedfordshire village of Greenfield has a public house and lower school (Ofsted rated 'Outstanding') as well as delightful countryside walks nearby. Commuters are well served via road and rail links with the mainline rail station at nearby Flitwick (approx. 1.5 miles) providing a service to London St Pancras within 45 minutes, and the M1 (J12) being within 4 miles. The historic Georgian market town of Ampthill lies approx. 3.5 miles distant and offers a Waitrose supermarket, variety of restaurants, boutique style shops and parkland, whilst the city of Milton Keynes is within 17 miles.

## GROUND FLOOR

### ENTRANCE PORCH

Accessed via front entrance door with arched surround including decorative opaque double glazed stained glass effect sidelights. Part glazed double doors to family/dining room. Doors to boiler room and to:

### CLOAKROOM/WC

Opaque double glazed stained glass effect arched window to front aspect. Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap. Heated towel rail. Recessed spotlighting to ceiling. Wood effect flooring. Extractor.

### BOILER ROOM

Opaque double glazed stained glass effect arched window to front aspect. Wall mounted gas fired boiler. Water tank.

### FAMILY/DINING AREA

Two opaque double glazed windows to side aspect. Two radiators. Oak flooring. Recessed spotlighting to ceiling. Stairs to first floor landing with built-in storage cupboard beneath. Door to study. Open access to living area and to:

### STUDY

Opaque double glazed window to side aspect. Radiator. Oak flooring. Recessed spotlighting to ceiling.

### KITCHEN AREA

Opaque double glazed window to side aspect. A range of base and wall mounted units with granite work surface areas incorporating recessed stainless steel 1½ bowl sink with mixer tap. Wall tiling. Space for range style oven with extractor canopy over. Integrated dishwasher. Space for washing machine and American style fridge/freezer. Recessed spotlighting to ceiling. Wood effect flooring. Breakfast bar.



## LIVING AREA

Impressive double-height vaulted ceiling. Opaque double glazed windows to either side aspect. Double glazed French doors to rear aspect leading to courtyard garden. Feature log burning stove. Two radiators. Recessed spotlighting to ceiling. Oak flooring. Door to:

## BEDROOM 4/SNUG

Opaque double glazed window to side aspect. Double glazed French doors to other side aspect, leading to rear courtyard garden. Feature log burning stove. Radiator. Vaulted ceiling with recessed spotlighting. Oak flooring.

## FIRST FLOOR

### LANDING

Recessed spotlighting to ceiling. Radiator. Doors to three bedrooms and family bathroom.

### BEDROOM 1

Feature curved glazed wall overlooking the living area. Skylight. Radiator. Recessed spotlighting to ceiling. Door to:

### EN-SUITE SHOWER ROOM

Skylight. Three piece suite comprising: Shower cubicle with wall mounted shower, close coupled WC and wall mounted wash hand basin with mixer tap. Heated towel rail. Recessed spotlighting to ceiling.



## BEDROOM 2

Skylight. Radiator. Built-in wardrobes with further storage cupboards above and to side. Recessed spotlighting to ceiling.

## BEDROOM 3

Skylight. Radiator. Recessed spotlighting to ceiling.

## FAMILY BATHROOM

Double glazed skylight. Four piece suite comprising: Claw foot slipper bath with mixer tap/shower attachment, shower cubicle with wall mounted shower unit, close coupled WC and wall mounted wash hand basin with mixer tap. Heated towel rail. Wood effect flooring. Recessed spotlighting to ceiling.

## OUTSIDE

### REAR COURTYARD GARDEN

15' x 10' (4.57m x 3.05m) approx. Wall enclosed courtyard garden, laid to block paving.

### OFF ROAD PARKING

Frontage laid to block paving to provide off road parking. Raised flowers beds to either side. Gated side access leading to rear courtyard garden.

Current Council Tax Band: E.

## WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement. Details of the solicitor/conveyancer acting for you in your purchase.

A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.

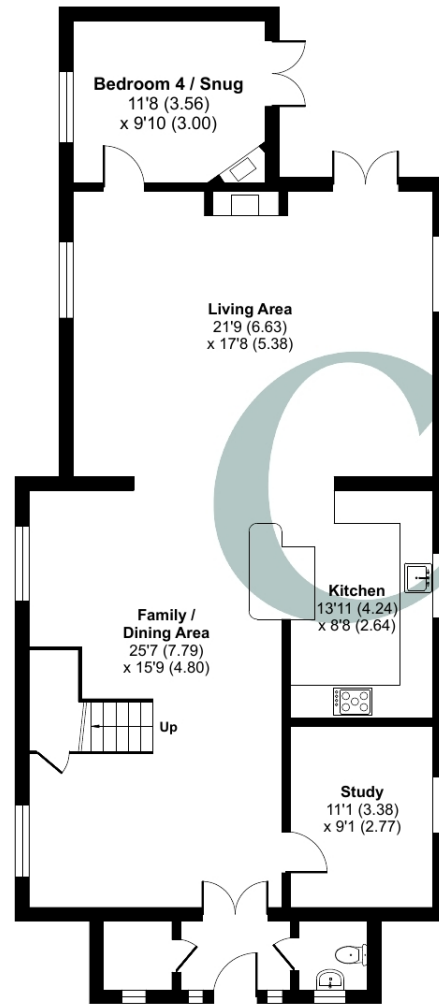
## DRAFT DETAILS

Awaiting vendor approval.

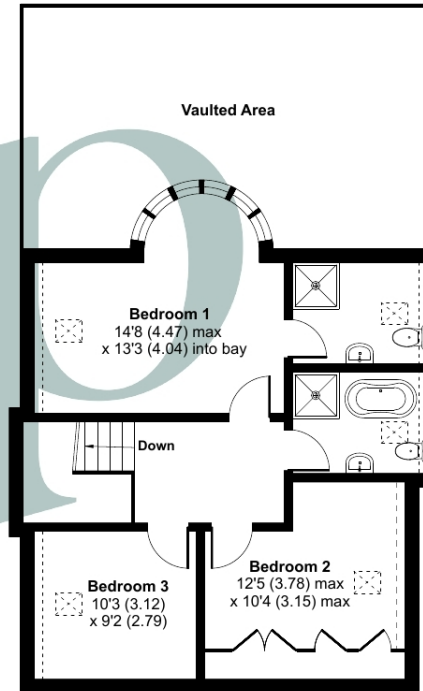




Approximate Area = 1812 sq ft / 168.3 sq m  
 Limited Use Area(s) = 21 sq ft / 1.9 sq m  
 Total = 1833 sq ft / 170.2 sq m  
 For identification only - Not to scale



GROUND FLOOR

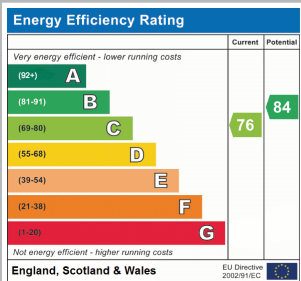


FIRST FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Country Properties. REF: 1122992



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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