

# Church Cottage, High Street

Silsoe, Bedfordshire MK45 4EP



PERFECTLY  
CONNECTING  
PEOPLE AND  
PROPERTY











## Exceptional, 17th Century, Highly Commutable, Family Home, Neighbouring Wrest Park, With Beautiful, Private Gardens

A wonderful, Grade II-listed, extended and recently refurbished, 3000 sq.ft., 4 or 5-bedroom detached house, with separate, double garage, driveway parking and perfectly private, southeast-facing gardens. Oozing irresistible charm in every room and within a few hundred yards of Wrest Park, in the heart of the sought-after Bedfordshire village of Silsoe, you know how special a place is when its WWII bomb shelter is not its most remarkable feature.

Variously known as Church Cottage and Church House, it's little surprise that your new home is opposite the magnificent Church of St James. Not only is it in a super spot for enjoying village life, but it's also particularly well placed for travelling, being only 4.5 miles from Flitwick Station, from where fast trains reach London in just over 40 minutes, and just an 11.5-mile bus journey from Luton Airport.

But what a place to come home to, surrounded by beautiful countryside and within a short stroll of the historic mansion and 90 acres of Capability Brown gardens at Wrest Park, to which English Heritage membership will allow you unlimited access.

Walk the children to their lovely, little Church of England Lower School and Pre-School, recently rated 'Good' in all areas by Ofsted. Older children will be able to catch a bus to the world-renowned private schools in Bedford as well as to either of the catchment schools in nearby Barton-le-Clay or Ampthill, where there are numerous boutique shops and award-winning restaurants. A lovely Sunday afternoon cross-country stroll takes you to the The Jolly Coopers in Flitton, with two other country pubs and restaurants at Clophill, also only about a mile away.

Numerous facilities make Silsoe a great place for families, from babies and tots' groups to scouts and sports centre, including gym. Newbury Farm Plants Centre is in the village, and a horticultural centre is just along the lane. Silsoe has its own historic pub, Co-op, dental clinic, coffee shop and takeaway. The village hall and other venues host a weekly post office and all manner of clubs, societies and events for this particularly friendly and supportive community. Church Cottage and its location are both quite something.







# Church Cottage, 20 High Street

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AT A GLANCE – 4 or 5 bedrooms, as follows:

- **Double bedroom**, with **en-suite shower** enclosed behind vintage pine doors / Built-in wardrobe and cupboard
- **3 further Double Bedrooms**, two with Victorian fireplaces and built-in cupboards/wardrobes
- Split-level landing, with Bookshelves / Separate Loo
- **Bathroom**, with bath and separate shower
- Top floor **Bedroom/study**, with adjoining **Storage room** / Boarded loft on same level accessed by removable ladder across staircase
- **Kitchen/Breakfast room**, with double-bowl Belfast sink and Bristan tap; Rangemaster electric range, with induction hob and chimney hood; Freestanding Bosch dishwasher and Hotpoint refrigerator hidden within bespoke furniture / Pantry, with fitted shelving
- **Dining room**, built-in cupboards / Old kitchen range
- **Utility**, with Belfast sink and American fridge/freezer and old fireplace surround / **Wine cellar**
- **Sitting room**, with woodburner (lined chimney) and fitted, oak bookshelving / **Garden room**, with new woodburner (lined chimney) and French doors to terrace
- **Entrance Hall**, with **Cloakroom** and built-in Coat/Shoe cupboard
- **Workshop/Clothes Airing room** / Outside log store
- Gas-fired central heating – Worcester boiler / Joule Indirect Hot water system / Security system, with Home Control App / **Ventrola restoration/insulation to windows and shutters**
- Gardens, with Bomb shelter / Double Garage / Driveway



## FURTHER FACTS & FIGURES

- BT superfast fibre 2 broadband connectivity / Council tax band: E / **Grade II-listed**
- Flitwick Railway Station: 4.5 miles – fast trains to London: 41 minutes / Luton Airport: 11.5 miles
- Catchment Secondary Schools: Ampthill or Barton-le - Clay (2.9 / 4 miles) / Private Schools: Bedford - 11.5 miles
- In village: Primary School; Pub; Co-op; Sports Centre, including gym; Plants Centre and Café; Takeaway etc.



Silsoe is particularly well blessed with historic properties, with the part timber-framed, old clay-tiled Church Cottage one of 17 listed buildings in the High Street alone. Featured on a number of postcards, standing in the heart of the village with two Grade I-listed buildings, the Church and the Wrest Park mansion house, as close neighbours, your new home is in good company.

Dating to the early 17<sup>th</sup> century, Church Cottage was owned in the early 18<sup>th</sup> century by John Allen, a farmer of 224 acres, before becoming part of the Wrest Park Estate until at least the 1930s. In the 1850s, the cottage was lived in by John Lord, the Steward to the owner of Wrest Park, Thomas Philip, 2nd Earl de Grey, and was extended to accommodate his four daughters. Later, another farmer, Francis Timothy Browning of West End Farm took over the tenancy.

While many notable residents have lived here over the centuries, villagers particularly associate Church Cottage with George Chisholm OBE, the famous Scottish jazz trombonist and vocalist, who lived here for many years in the late 20<sup>th</sup> century. Chisholm was thought of as the finest jazz trombonist in Europe, as well as being a talented comedian, playing a starring role in the Goon Show. He even acted, being remembered for numerous films, including Superman III. His national newspaper obituary stated that "he really did bring happiness wherever he went." It seems that he worked his magic on this much-loved home, which has seen many happy times since. And you can look forward to many more to come.

















Step into Church Cottage's entrance hall and instantly fall in love with your new home. The influence of Wrest Park is noticeable, with the gorgeous quarry tiles being identical to those in the mansion's Orangery, the wonderful French doors in your lovely, wood-floored garden room, a remarkable likeness to those in the library there.

Wander from room to beautiful room taking in something remarkable at every turn, whether it be carvings in the sitting room's oak beams (cut in days of old from trees felled in Ampthill Great Park), or its stable door, which once graced the bar of Silsoe's George Inn. Just as there can be no nicer room in which to relax in front of logs ablaze in the cosy woodburner, nor could there be any room in which you could be more proud to entertain than your dining room, with its wonderful, old kitchen range, rise & fall pendant light and striking, curved room door.

Whilst you're reminded of past generations, the care, good taste and love that has been poured into the cottage's restoration and maintenance is also clear. No expense has been spared in ensuring that the amazing, original shutters and windows operate smoothly, draught free.

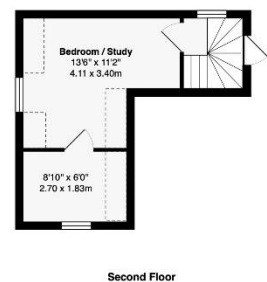
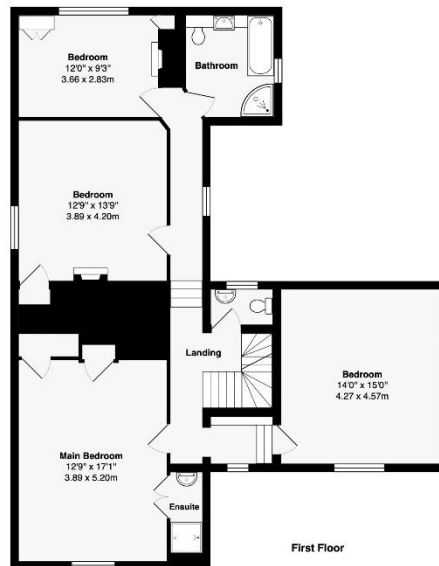
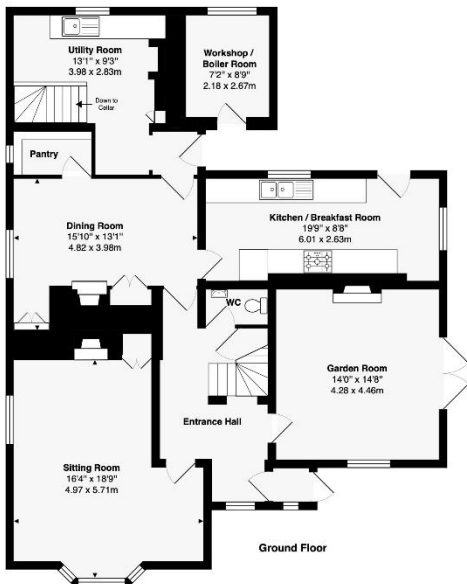
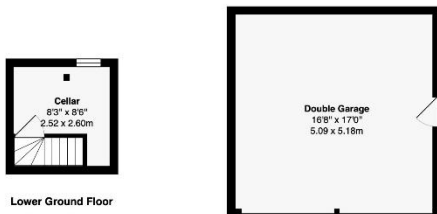
Lovely, oak-topped, handmade, painted kitchen furniture has been reproduced in the utility, too, with bespoke shelving installed in the super pantry. Quirky touches, such as an upstairs loo papered with classic prose work perfectly.

Bedrooms, one with hidden shower and amazing wall timbers, some with wonderful, original floorboards and fireplaces, all have delightful views of church, historic street scene or gardens to wake up to. The top floor makes great study space, but exciting teenage quarters, too. Church Cottage is quite beautiful, but it's also comfortable, as perfect for the adventurous child as for hosting dinner parties.

And that's true of the garden, too. Exciting for children, who can even make a den out of the bomb shelter, but wonderfully private for the rest of the family. Birdsong fills the air from beautifully blossoming cherry and plum trees; bees buzz around the David Austin rose collection and borders stocked with Dicentra, peonies and other pretty flowers. Eat al fresco on the terrace. Relax on the swing chair, looking back at your beautiful house beyond the clematis arch, and reflect on what a privilege it is to own such a home.







**Area of House: 2741 ft2 ... 254.6 m2**

**Area of Garage: 284 ft2 ... 26.4 m2**

**Total Area: 3025 ft2 ... 281 m2**

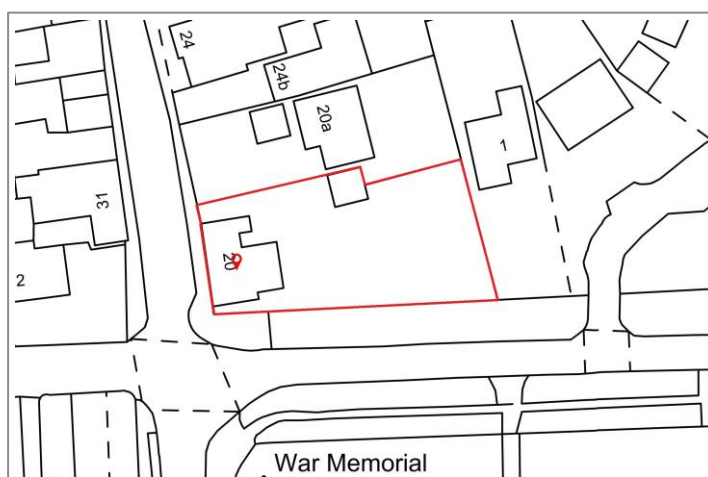
This brochure, including the boundary and floor plans (not to scale), is a guide only and nothing within it forms part of an offer or contract. All dimensions are approximate.

**ARTISTRY**  
PROPERTY AGENTS



## Church Cottage, High Street

Silsoe, Bedfordshire MK45 4EP



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

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