

Maple House, Orchard Close

Bromham, Bedfordshire MK43 8HN



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Side garden with space for a garden office

Highly Energy Efficient, Eco-Friendly Modern Family Home – In a Particularly Peaceful Village Spot Close to Every Facility

This is no ordinary 4-double bedroom, detached home. And it stands in no ordinary contemporary development. Built on a former orchard in the early 90s with just 8 other lovely, individual homes, Maple House, with integral double garage, horseshoe drive and super, south-facing gardens, comes with exciting recent updates, including Jacuzzi bath and an array of discrete solar panels, complete with battery storage, keeping bills to a minimum. In a no through close, higher up within the North Bedfordshire riverside village of Bromham, your new home has every facility on the doorstep, while the county town's railway station is just 3 miles away. A perfect combination of peace and convenience.

Not only is the railway station so close, the major roads A428, A6 and A421, while being far enough away to escape their traffic noise, are just minutes from the village, making travelling to Cambridge, Milton Keynes, Luton Airport and further away via the M1 a breeze.

Just over 3 miles from the world-renowned Harpur Trust private schools, Bromham has its own pre and primary schools and is just a cycle ride from the catchment secondaries of Lincroft Academy or Biddenham International School. The village is also home to a Scout and Guide Activity Centre, Co-op supermarket, surgery and pharmacy, not to mention a library.

As well as wonderful walks in the gorgeous surrounding countryside, you can wander to the 13th century Church of St Owen through beautiful parkland in the heart of the village, or to the Georgian Swan Inn and, via a nature sanctuary or delightful children's fairy trail, to the Mill nestled on the banks of the River Great Ouse, where you can meet friends for delicious coffee and cakes. All kinds of events are put on here by the friendly community.

A fabulous, energy efficient, modern home in a quiet spot of an historic village full of facilities is many a person's dream. It only takes a wander around Bromham and a short spell at Maple House to see why.



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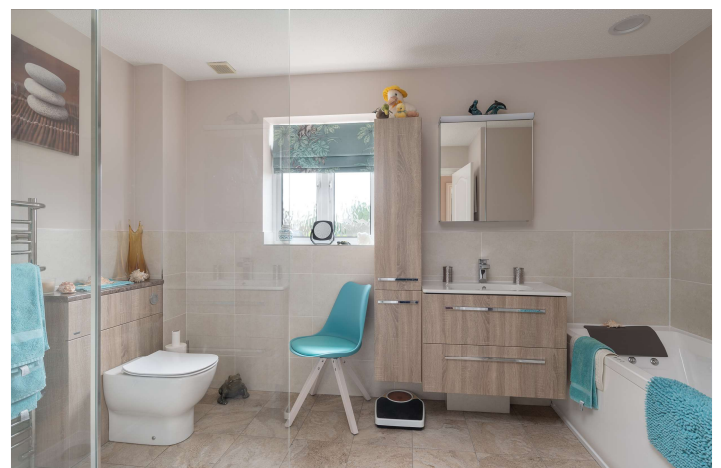


AT A GLANCE

- **Main bedroom**, with built-in wardrobes and **Shower room** (complete with Bio Bidet loo) / **3 further double bedrooms**, including one currently used as an office, two with built-in wardrobes and one with walk-in eaves storage (with light) and access from both landing and separate 'secret' staircase
- **Bathroom**, with Jacuzzi bath and separate shower
- **Landing**, with loft access (part-boarded, ladder and light) / Built-in wardrobes / Built-in linen cupboard
- **Kitchen/Breakfast room**. - Quooker tap (including boiling water); undermounted sink; Miele built-in oven and microwave, built-under oven, induction hob and canopy hood; AEG integrated freezer and Neff integrated dishwasher / Separate area, with boiler cupboard, water softener and doors to garden, garage and 2nd staircase / **Utility room**, with Belfast sink and recessed space for stacked washer and dryer (Miele appliances by negotiation)
- **Dining room** (bespoke dining furniture by negotiation) / **Sitting room**, with British Fires Holbury Suite Deluxe 875 LED fire / Glazed double doors to **Garden room**, with French doors to terrace / **Hall**; **Cloakroom**, understairs cupboard
- **Integral Double Garage**, with electric door (work bench and shelving units by negotiation) / **Horseshoe driveway** parking for 6 cars / **EV charger** / Side gate to bin area and **2 sheds** (with power and light) / **Gardens**, front, back and side (side garden potential)
- Mains gas central heating (Worcester combi boiler) / **Solar panels and battery storage** / Double glazed / Sophisticated security system / Rewired 2018, with new consumer unit

FURTHER FACTS & FIGURES

- BT Superfast fibre 2 broadband connectivity / Council tax band: G / EPC rating: B
- Bedford Railway Station: 3.1 miles – fast trains to London: 39 minutes
- School catchment - Lincroft: 1.8 miles or Biddenham: 2.6 miles / Bedford private schools: From 3.2 miles
- Co-op Store, Pre and Primary Schools (Rated: Good), Surgery, Pharmacy – all within village



Twin maple trees, which gave the house its name, watch over, fittingly for a home built on a former orchard, young fruit trees which produce delicious apples and black cherries - if you can beat the birds to the latter. A magnolia blossoms beautifully in the middle of the horseshoe drive - and you're always happy to come home.

A peaceful home, full of space, height and light, sunshine spilling down the wide staircase through the quarter-landing's lovely, arched window. A home full, too, of technology, for economy as well as luxury, comfort and security. You have the option of a gamut of unobtrusive equipment here, from cctv to beam sensor and alarms covering the house and both the super sheds outside. You even have a fixed safe.

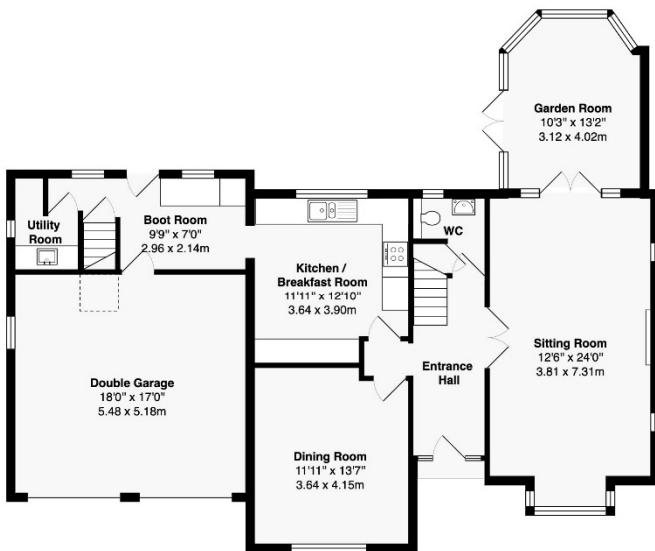
Solar panels and energy storage batteries ensure that you'll have little need to worry about electricity bills. And any cares of the day that come your way will be soothed in your Jacuzzi bath. You even have a Bio Bidet loo (Google it) - one more thing here that, until you experience it, you'd never have known you needed.

At the touch of a button the top-of-the-range fire in your lovely sitting room bursts into LED flame. Prepare meals with high-end Miele appliances and Quooker tap built into striking quartz-topped, handleless furniture, and entertain friends around the gorgeous, oak and granite table made, with solid oak sideboard, especially for your dining room.

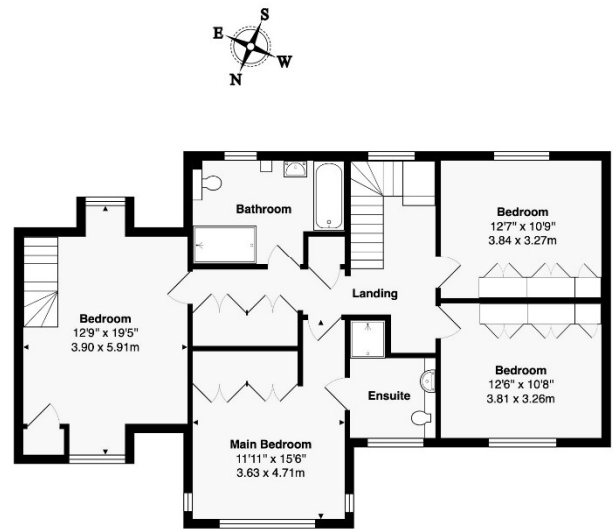
A garden room links the sitting room to outside, ideal for parties, and a huge garage, currently used as a workshop and gym, could be integrated fully into the house, if you wish. Though any cosseted cars will love their new home. And, of all the super bedrooms, any fortunate children will love the one above it, with both exciting space in the eaves and secret staircase for quick access to kitchen treats and garden play.

In a garden with something for everyone. Space for an outside office, if you wish, looking out at roses and passionflowers climbing the side wall. Pretty, bee-friendly borders surround the lawn. Pluck herbs from the low terrace wall. Pick your own grapes, figs, plums and pears. And enjoy it all from various table areas. House and garden, peaceful, productive and perfect for your family.





Ground Floor



First Floor

Area of House: 1988 ft² ... 184.7 m² (excluding double garage)

Area of Double Garage: 324 ft² ... 30.1 m²

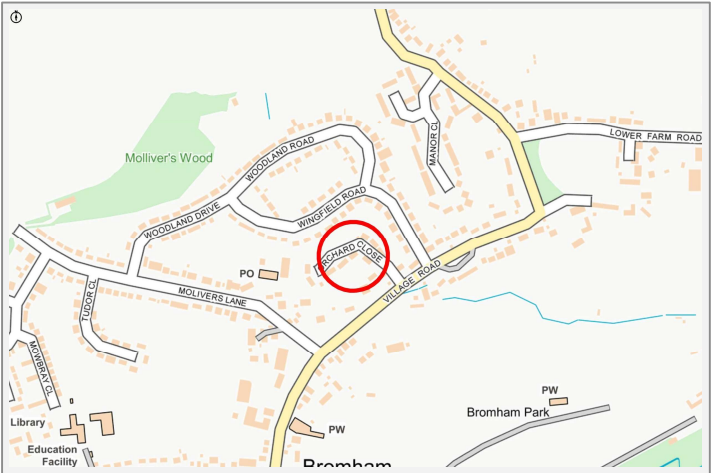
Total Area: 2312 ft² ... 214.8 m²

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.





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

Artistry Property Agents | 36 St Peter's Street | Bedford | MK40 2NN

T 01234 889987 | E info@artistryproperty.co.uk

www.artistryproperty.co.uk