

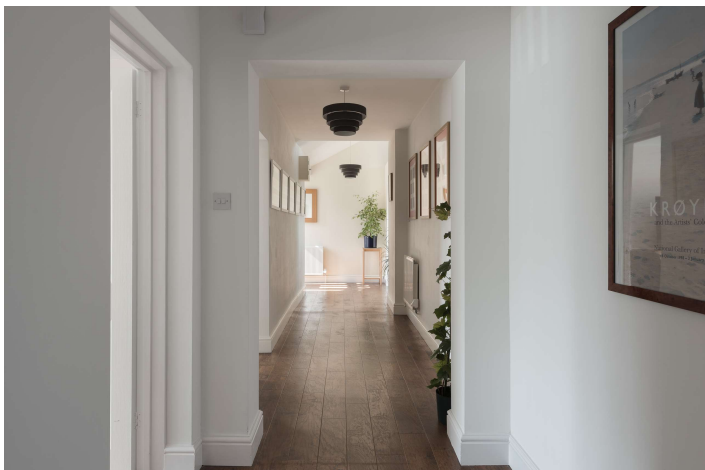
20 High Street

Oakley, Bedfordshire MK43 7RG



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY

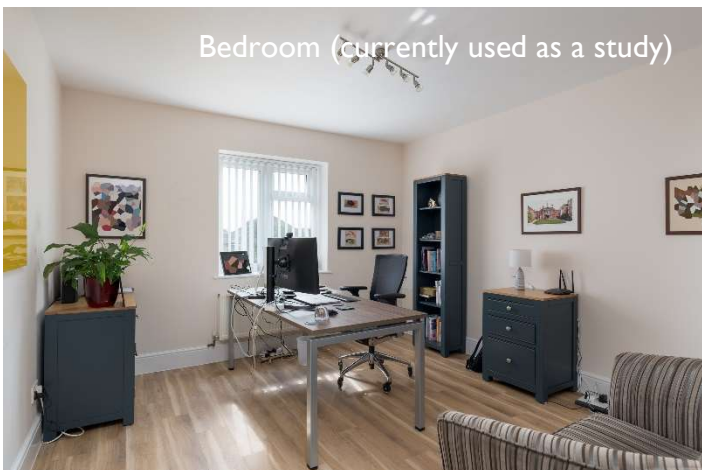




Reading room / Bedroom 5



Bedroom (currently used as a study)

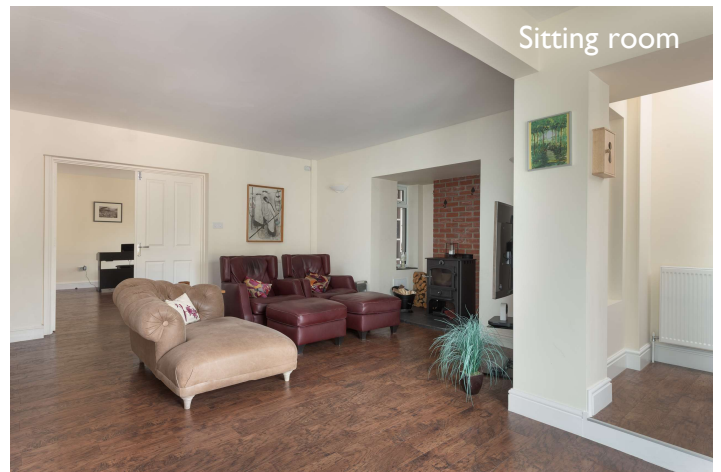


A Superb, Single-Storey Modern Home

Set off the High Street behind bird-filled hedging and gravelled parking for numerous cars, it's hard to believe this delightful, 4/5-bedroom home in the popular, North Bedfordshire riverside village of Oakley was once a rather ordinary bungalow. It's now far from ordinary. Still all on one level, yet deceptively spacious, opening into a series of lovely, light-filled spaces, and culminating in a professionally designed and maintained garden, with fields and paddocks beyond.

Oakley is within easy reach of major road routes and less than four miles from the county town, with its restaurants, supermarkets, shops, theatres, exceptional schools and fast trains to London and elsewhere. Bromham surgery is just five minutes away. For a small village, Oakley is blessed with an unusually wide range of facilities of its own, from schools for all ages, shop and post office, scout hut, playing fields and a village hall which hosts numerous clubs and societies.

Surrounded by beautiful countryside, you can enjoy fabulous walks along the River Great Ouse beyond the historic twin bridges. Wander down the street to meet family and friends at the highly thought of, 18th century Bedford Arms, and to Sunday service at the glorious, 12th century Church of St Mary. Whatever your age, whatever your interests, there's much to love about both village and home.



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AT A GLANCE

4 double bedrooms and a single bedroom as follows:

- Main bedroom, with shower room
- Visitor's bedroom, with shower room
- 2 further double bedrooms (currently being used as an office and gym)
- Bathroom, with separate shower (wet room-style)
- Kitchen, with stainless steel sink undermounted beneath granite, integrated Miele dishwasher, electric Rangemaster with induction hob and glass/stainless steel chimney hood, and space for American-style fridge/freezer / Pull-out storage
- Walk-in pantry
- Utility room, with Belfast sink and space for washing machine and dryer / Laundry/airing cupboard
- Dining room
- Sitting room, with multifuel stove
- Study and separate Reading room/Single Bedroom
- Conservatory, with underfloor heating
- 2 lofts, one boarded, with ladder and light
- Gas central heating - Vaillant combi boiler (serving utility hot water) / Everflo Rapide hot water system (providing high pressure showers) / Underfloor elec. heating to front bathrooms / Full double glazing
- Garden, with workshop, greenhouse and summerhouse, all with power and light / Hidden space for bins etc / Access from drive to garden via wooden gates on both sides – one side also has metal gate (useful for dogs)
- Gravelled and driveway parking for five or six cars

FURTHER FACTS & FIGURES

- Superfast fibre internet connectivity (BT) / Council tax band: G / EPC rating: C
- Bedford Railway Station: 3.8 miles – fast trains to London: 39 minutes
- Lincroft Academy, Oakley Primary and Oakley Kindergarten all within village / Village shop & Post Office / C18th village pub
- Supermarkets: 2.9 miles



Very attractive from the outside in a rather unassuming way, it's all the more striking to step into the hall and take in the space that opens up before you. It's a little while before you realise that the enveloping light is from the vaulted ceiling window, spilling over the framed opening. It's longer before it even crosses your mind that this is a bungalow. The overriding feeling is of a well-designed home.

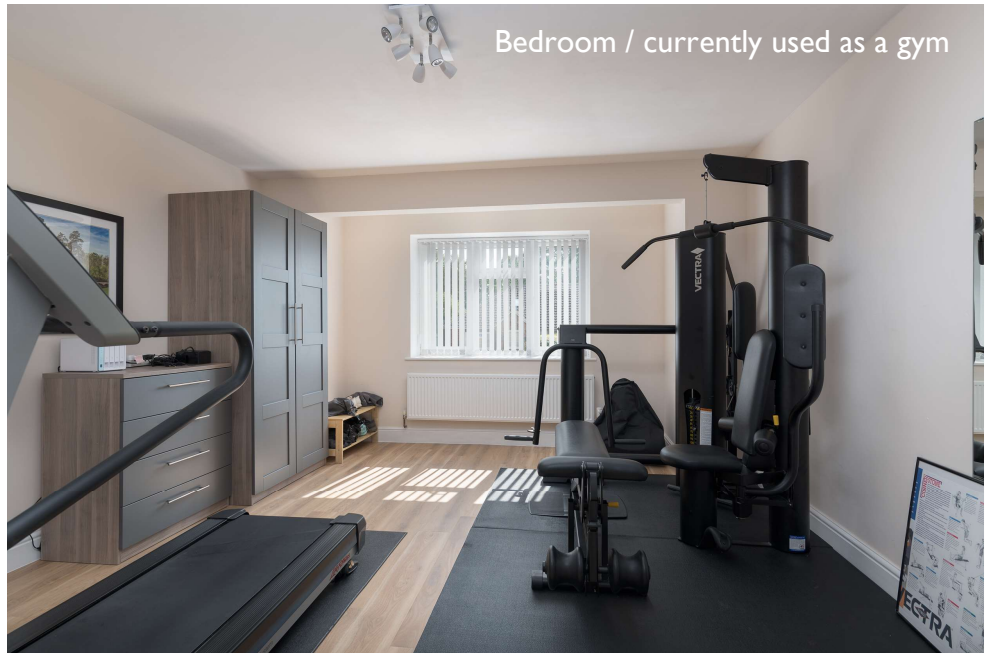
Clever design is everywhere, not least in the stylish, front bathrooms, with their ceilings reaching high to natural light that leaves you thinking you've left a switch on. All the main bedrooms are some size, not least the lovely, main bedroom, overlooking the garden, with its vaulted ceiling and huge shower room. One of only two carpeted rooms, Karndean, Amtico and wood predominates, ensuring there's no panic about muddy boots, or dogs escaping your clutches following a long winter walk and bounding straight through to the sitting room's roaring log fire.

Recently, the old front walls have all been internally insulated. The hidden details count too.

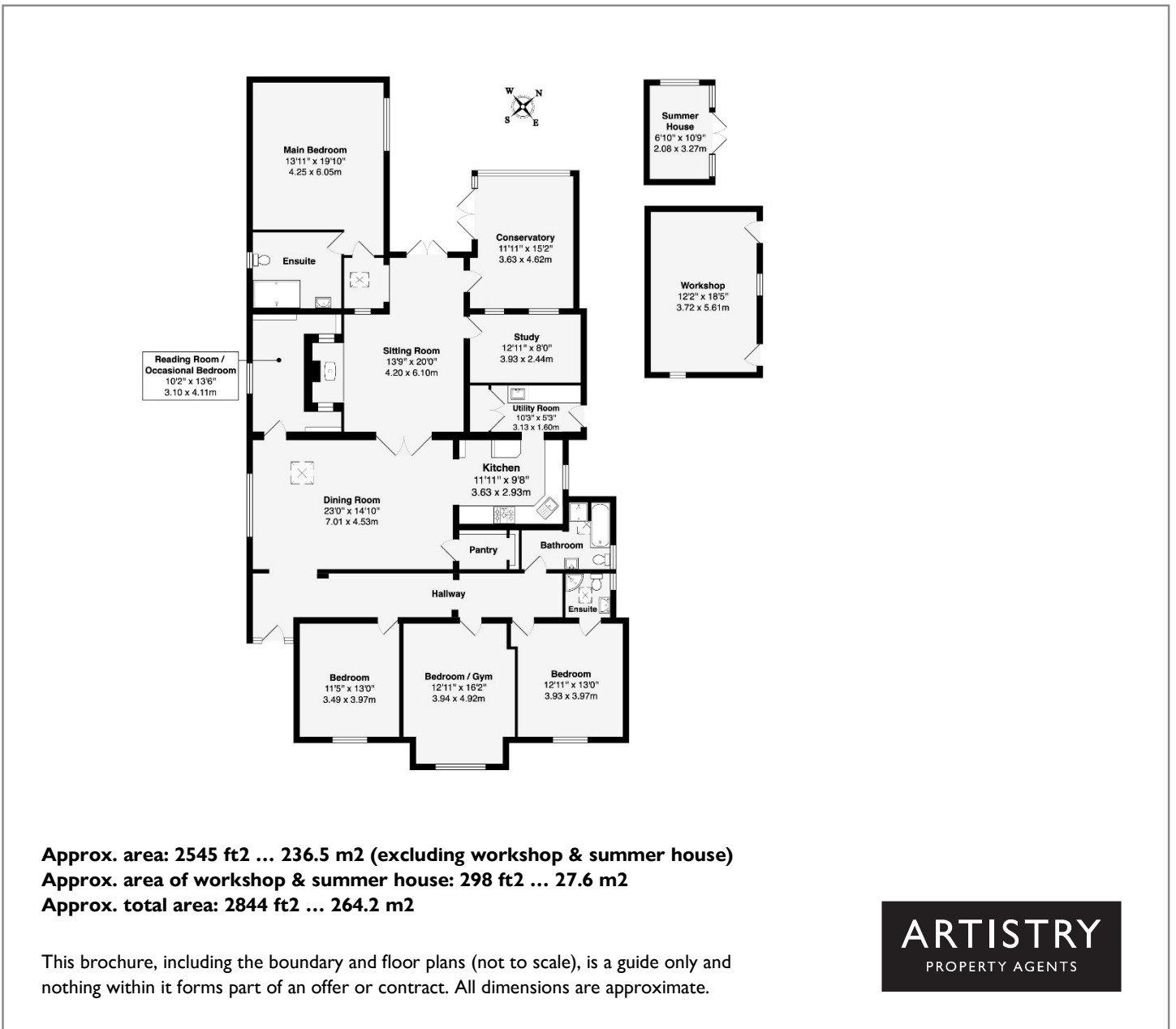
Your new home is particularly versatile, with one room currently being used as a gym; there's a peaceful reading room or single bedroom, as well as a home office, and there's a workshop and summerhouse outside which could also have multiple uses. This is a home willing to adapt to your lifestyle. It's also a home with a pantry. Yes, you have lovely, painted, granite-topped, kitchen furniture, housing top-end appliances, but you'll never again want to be without a pantry.

There's no doubt about the heart of the home though, its soaring ceiling at one end, its view through to the garden at the other. Space to eat, party, play music, dance. This is a home designed for everyday living and for entertaining in all seasons. Throw open two sets of French doors in summertime. BBQ, dine al fresco, or just sit and relax with a glass of wine in various sitting areas in the garden. The exotic vies for attention with the more humble, but no less beautiful, bee friendly flowers and shrubs. Pick your own pears and figs. Perhaps lower the hedge to take advantage of the wonderful outlook beyond the garden. Delightful!





Bedroom / currently used as a gym



Approx. area: 2545 ft2 ... 236.5 m2 (excluding workshop & summer house)
Approx. area of workshop & summer house: 298 ft2 ... 27.6 m2
Approx. total area: 2844 ft2 ... 264.2 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.

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