



# The Gables

Flitton Road, Pulloxhill,  
Bedfordshire, MK45 5HW  
£1,000,000

COUNTRY PROPERTIES  
PART OF HUNTERS  
EXCLUSIVE

Offering an impressive 3,400 sq.ft of accommodation (approx. plus triple garage), this detached residence is situated towards the outskirts of a desirable village, nearing open countryside. The property is entered through a portico style porch into the spacious reception hall which leads to both the 23ft triple aspect living room and separate dining room, both of which access the sizeable kitchen/breakfast room with a range of integrated appliances (as stated). The remainder of the ground floor accommodation offers annexe potential (subject to any necessary consent), having two further receptions, a utility/kitchen area and bathroom. Two of the five bedrooms have the benefit of both a dressing room and en-suite shower room, and there is a further spacious bathroom with feature free-standing bath. The gardens wrap around the property and incorporate a generous block paved driveway, accessed via double electric gates. EPC Rating: C.

- NO UPPER CHAIN
- Approx. 3400 sq.ft of accommodation (plus garage)
- 23ft triple aspect living room
- separate dining room
- Fitted kitchen/breakfast room with integrated appliances (as stated)
- Two further receptions, bathroom & utility with annexe potential
- Five bedrooms (two with dressing room & en-suite facilities)
- Spacious first floor bathroom with free-standing bath
- Triple garage & block paved driveway providing ample parking



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. 2.6 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. 5 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**

### **RECEPTION HALL**

Accessed via portico style porch with recessed log stores and front entrance door with glazed inserts. Double glazed windows to either side aspect. Central staircase to first floor landing. Radiator. Wood flooring. Recessed spotlighting to ceiling. Doors to dining room and to:

### **LIVING ROOM**

Triple aspect via double glazed bow window to front, two double glazed windows to side and double glazed bi-fold doors to rear. Three radiators. Wood flooring. Recessed spotlighting to ceiling. Door to kitchen/breakfast room.

### **DINING ROOM**

Dual aspect via double glazed bow window to front and double glazed window to side. Radiator. Wood flooring. Double doors to:

### **KITCHEN/BREAKFAST ROOM**

Triple aspect via double glazed windows to either side and rear and part opaque double glazed door to side. A range of base and wall mounted units with work surface areas incorporating sink with mixer tap. Tiled splashbacks. Space for range style oven with extractor over. Integrated dishwasher and microwave. Island unit providing additional storage and housing integrated refrigerator and freezer, with extended work surface area to create breakfast bar. Tile effect flooring. Recessed spotlighting to ceiling. Door to:

### **FAMILY ROOM**

Double glazed window to side aspect. Radiator. Doors to study and to:

### **UTILITY ROOM**

Double glazed window to front aspect. Base and wall mounted units with work surface area incorporating sink with mixer tap. Tiled splashbacks. Space for washing machine and tumble dryer. Door to triple garage.

### **STUDY**

Double glazed window to side aspect. Radiator. Wood effect flooring. Door to:

### **BATHROOM**

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin with mixer tap. Tiled splashbacks.

## **FIRST FLOOR**

### **LANDING**

Double glazed windows to side and rear aspects. Two radiators. Recessed spotlighting to ceiling. Hatch to part boarded loft via ladder (housing water tank).

### **BEDROOM 1**

Double glazed windows to either side aspect. Two radiators. Doors to en-suite shower room and to:



### **DRESSING ROOM (1)**

Fitted storage with hanging rails, drawers and shelving. Radiator. Wood flooring.

### **EN-SUITE SHOWER ROOM (1)**

Opaque double glazed window to side aspect. Three piece suite comprising: Walk-in shower with curved shower screen, pedestal wash hand basin with mixer tap and close coupled WC. Wall and floor tiling (with underfloor heating). Heated towel rail. Recessed spotlighting to ceiling.

### **BEDROOM 2**

Double glazed window to side aspect. Vertical radiator. Doors to en-suite shower room and to:

### **DRESSING ROOM (2)**

Double glazed window to side aspect. Fitted storage with hanging rails, drawers and shelving. Recessed spotlighting to ceiling.

### **EN-SUITE SHOWER ROOM (2)**

Opaque double glazed window to rear aspect. Three piece suite comprising: Walk-in shower, close coupled WC and wash hand basin set on contemporary wash stand with mixer tap and fitted storage cabinet above. Radiator. Wall and floor tiling (with underfloor heating). Recessed spotlighting to ceiling.

### **BEDROOM 3**

Double glazed window to side aspect. Radiator.

### **BEDROOM 4**

Double glazed window to side aspect. Radiator.

### **BEDROOM 5**

Double glazed window to side aspect. Radiator.

### **FAMILY BATHROOM**

Opaque double glazed window to side aspect. Suite comprising: Free-standing double ended bath with floor mounted mixer tap/shower attachment, close coupled WC and twin wash hand basins with mixer taps, set on storage cabinet. Wall and floor tiling (with underfloor heating). Feature coil loop heated towel rail. Recessed spotlighting to ceiling.

### **OUTSIDE**

### **GARDENS**

The gardens wrap around the property and are mainly laid to lawn with a large patio seating area. Wall enclosed barbecue area. Two garden sheds. Paved pathway leading to front entrance door. Areas laid to gravel. Enclosed by brick walling and timber fencing.





### **TRIPLE GARAGE**

Triple electric up and over doors. Double glazed window and part glazed door to side aspect. Radiator. Wood effect flooring. Hatch to roof void. Cold water tap. Gas fired boiler. Walk-in store. Door to utility room.

### **OFF ROAD PARKING**

Accessed via double electric gates, with additional pedestrian gate, the extensive block paved driveway provides off road parking for numerous vehicles.

Current Council Tax Band: G(i)

### **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.

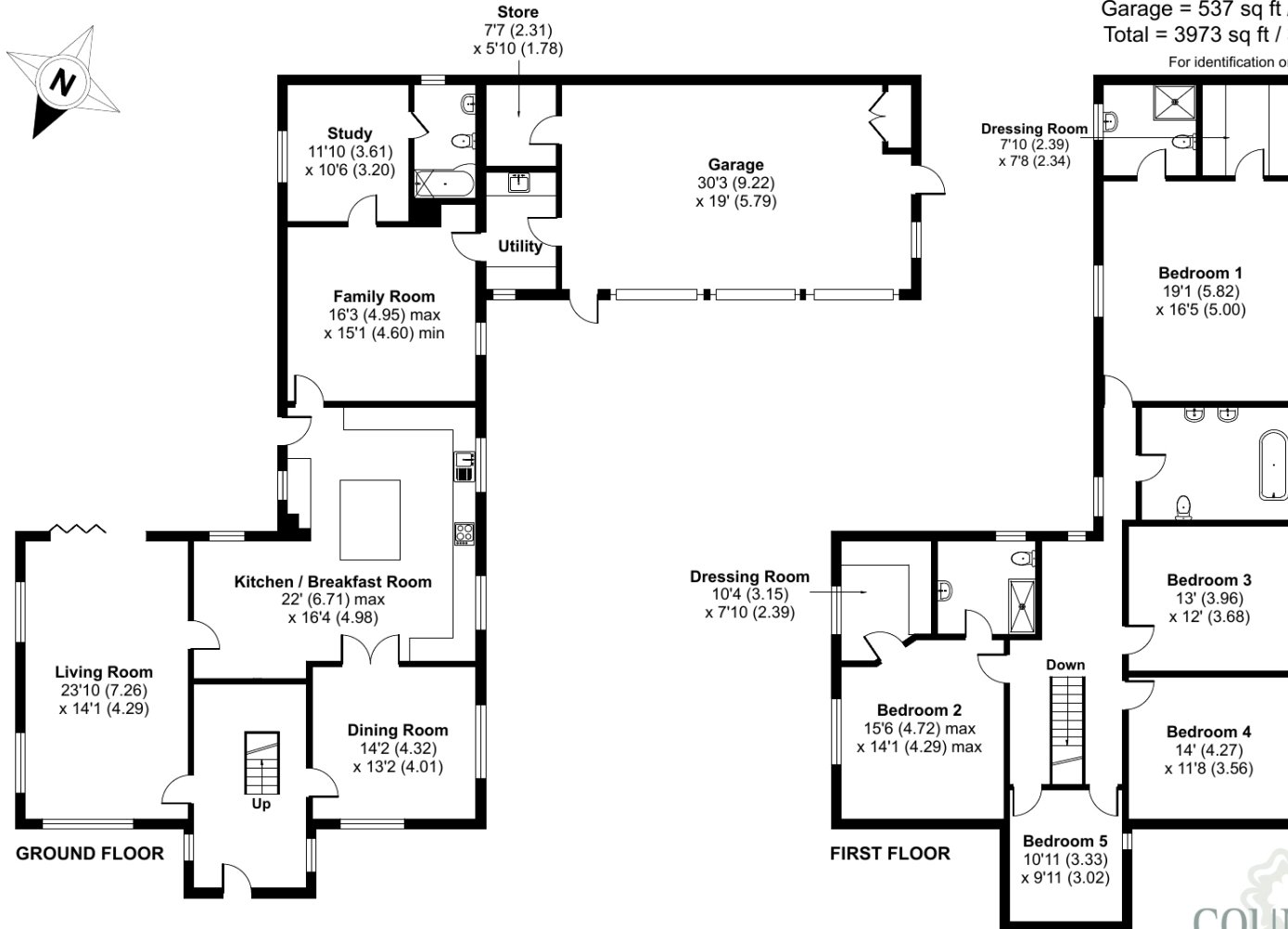
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.







Approximate Area = 3436 sq ft / 319.2 sq m  
 Garage = 537 sq ft / 49.9 sq m  
 Total = 3973 sq ft / 369.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Country Properties. REF: 986669



Energy Efficiency Rating		Current	Potential
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			
		75	80

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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