



# Priory House

Silsoe Road, Wardhedges, Flitton,  
Bedfordshire, MK45 5EE  
£870,000

COUNTRY PROPERTIES  
PART OF HUNTERS



With a generous 2,299 sq.ft of accommodation (approx. plus garage), this impressive detached family home is set within a desirable hamlet overlooking open countryside to front. Accessed via an electric gate, the gravelled frontage provides ample parking and leads to a double garage with electric door and staircase leading up to the fourth bedroom, giving scope to convert to further accommodation (subject to any necessary consent). The ground floor accommodation radiates of a spacious entrance hall, overlooked by the galleried landing, and includes a living room with feature log burning stove and bi-fold doors to the established rear garden, separate family room/optional study for those working from home, 24ft dual aspect kitchen/dining room with integrated appliances (as stated), useful utility and cloakroom/WC. There are five bedrooms on the first floor, two of which have the benefit of en-suite facilities, plus a family bathroom. Blending rural living with the convenience of links to the capital, Flitwick's mainline rail station is just 2.8 miles, providing a service into the capital within 50 minutes, and M1(J12) is 5 miles. EPC Rating: C.

- 2,299 sq.ft of accommodation (approx. plus garage)
- Spacious entrance hall leading to galleried landing
- Living room with log burner and bi-fold doors to rear
- Separate family room/study
- Dual aspect kitchen/dining room
- Useful utility plus cloakroom/WC
- Five bedrooms (two with en-suite facilities)
- First floor family bathroom
- Established rear garden with lawn, paved seating areas & pond
- Gravelled driveway with electric gates & double garage with electric door



## GROUND FLOOR

### ENTRANCE HALL

Accessed via wooden front entrance door with opaque glazed insert and roof canopy over. Stairs to first floor landing with built-in storage cupboard beneath. Floor tiling. Part double glazed door to rear garden. Open access to kitchen/dining room. Doors to study/family room, utility room and cloakroom/WC. Double doors to:

### LIVING ROOM

Double glazed bi-fold doors to rear aspect. Feature fireplace housing log burning stove. Wood flooring. Radiator. Fitted storage.

### STUDY/FAMILY ROOM

Two double glazed windows to front aspect. Radiator.

### KITCHEN/DINING ROOM

Dual aspect via double glazed window to front and double glazed windows with matching sidelights plus part double glazed stable style door to side. A range of base and wall mounted units with work surface areas incorporating double sink with mixer tap plus instant boiling water tap. Built-in double oven and five ring gas hob. Integrated dishwasher and fridge/freezer. Recessed spotlighting to ceiling. Floor tiling.

### UTILITY ROOM

Double glazed window and part double glazed door to rear aspect. Base and wall mounted units with work surface area incorporating sink with mixer tap. Space for washing machine, fridge/freezer and tumble dryer. Wall mounted fuse box. Wall and floor tiling. Radiator.

### CLOAKROOM/WC

Opaque double glazed window to rear aspect. Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling.

## FIRST FLOOR

### GALLERIED LANDING

Double glazed window to front aspect. Radiator. Hatch to loft. Built-in airing cupboard. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Double glazed window to front aspect. A range of fitted wardrobes with sliding doors. Radiator. Door to:

### EN-SUITE SHOWER ROOM (1)

Opaque double glazed window to side aspect. Three piece suite comprising: Walk-in shower with wall mounted shower unit, WC with concealed cistern and wash hand basin with mixer tap. Wall and floor tiling. Extractor. Heated towel rail.





## BEDROOM 2

Double glazed window to rear aspect. Radiator.  
Door to:

## EN-SUITE SHOWER ROOM (2)

Opaque double glazed window to side aspect.  
Three piece suite comprising: Shower cubicle with  
wall mounted shower unit, close coupled WC and  
pedestal wash hand basin. Wall tiling. Radiator.  
Extractor.

## BEDROOM 3

Double glazed window to rear aspect. Radiator.

## BEDROOM 4

Dual aspect via double glazed windows to front and  
rear. Radiator. Wood effect flooring. Recessed  
spotlighting to ceiling. Stairs leading down to  
garage.

## BEDROOM 5

Double glazed window to rear aspect. Fitted  
storage and shelving. Radiator.

## FAMILY BATHROOM

Double glazed window to front aspect. Three piece  
suite comprising: Bath with mixer tap/shower  
attachment, close coupled WC and pedestal wash  
hand basin. Wall and floor tiling. Radiator.  
Recessed spotlighting to ceiling.





## OUTSIDE

### REAR GARDEN

Mainly laid to lawn with paved seating areas. A variety of mature trees and shrubs. Outside lighting and cold water tap. Raised pond. Enclosed by fencing and hedging with gated access to further paved area at side with a variety of shrubs and outside lighting.

### DOUBLE GARAGE

Electric roller door with opaque double glazed leaded light effect inserts and remote control. Part glazed courtesy door to rear garden. Power and light. Door to staircase leading to bedroom 4.

### OFF ROAD PARKING

An electric sliding gate with remote control leads to the gravelled frontage, which provides off road parking for numerous vehicles and access to the double garage.

Current Council Tax Band: G.

## 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.







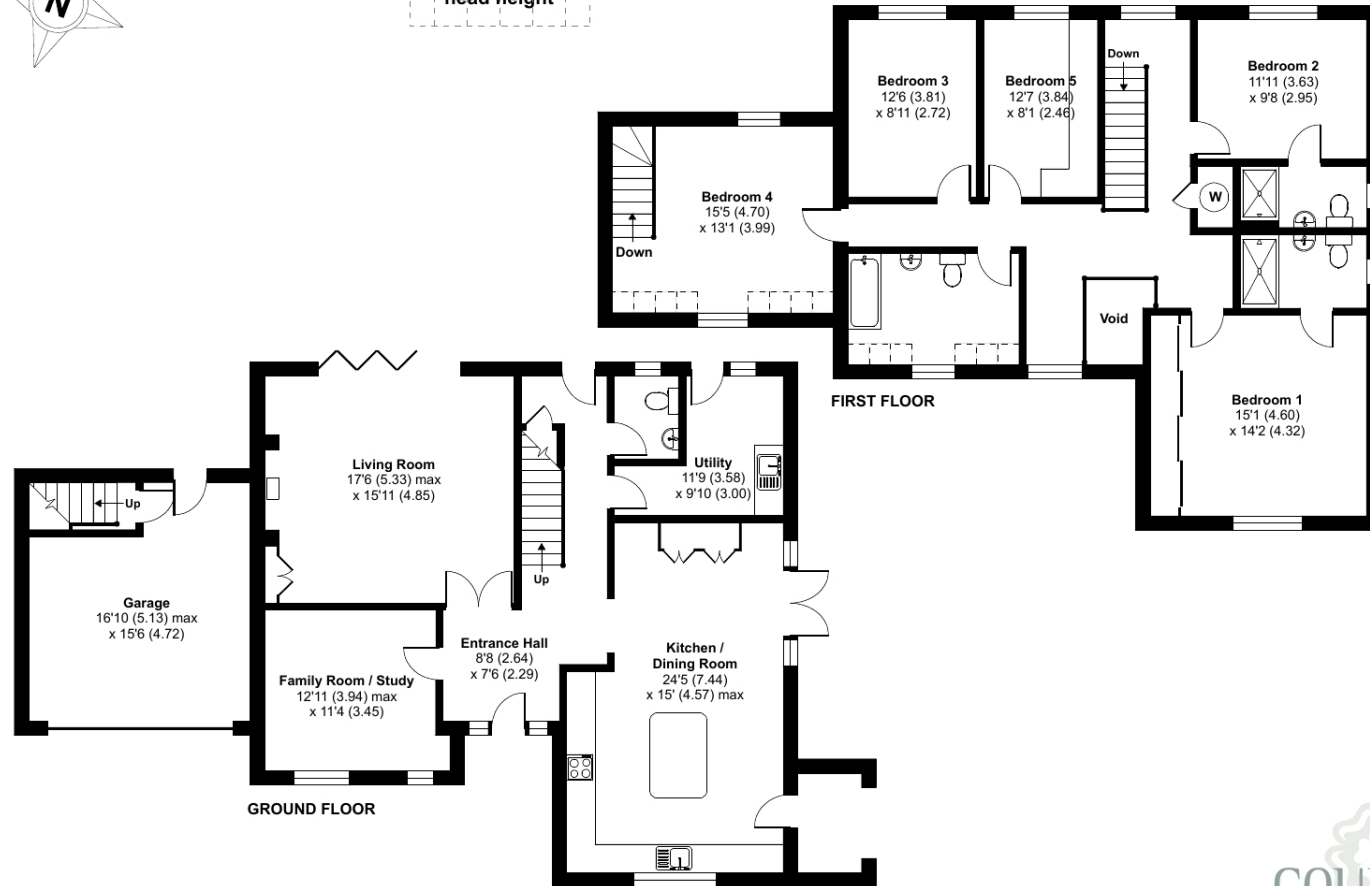


Approximate Area = 2299 sq ft / 213.6 sq m (excludes void)  
 Limited Use Area(s) = 30 sq ft / 2.8 sq m  
 Garage = 260 sq ft / 24.2 sq m  
 Total = 2589 sq ft / 240.5 sq m

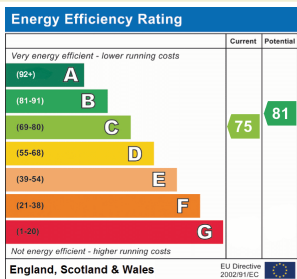
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Country Properties. REF: 1046823



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

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: [flitwick@country-properties.co.uk](mailto:flitwick@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

