



Luton Road
Chalton,
Bedfordshire, LU4 9UG
£1,100,000

COUNTRY PROPERTIES
PART OF HUNTERS'
EXCLUSIVE

With 3,000 sq.ft of accommodation (approx. plus garage and outbuildings), this impressive detached residence offers versatile accommodation including a fabulous 28ft x 24ft open plan living/dining/family room and attractive kitchen/breakfast room with feature roof lantern flooding the space with light, and useful utility adjacent. There are three ground floor bedrooms (one extending to 25ft with en-suite facilities, with the other two giving the option to utilise as a further reception or study if preferred - Perfect for those working from home), plus four piece bathroom. There are two further, extremely generously proportioned bedrooms on the second floor, with four piece Jack 'n' Jill bathroom between, and plenty of eaves storage. The rear garden enjoys a south-westerly aspect, attractive patio seating area leading to lawn, established borders and a feature pond. There is a versatile outbuilding with sauna (which could be utilised as a studio, gym or home office perhaps) and a block paved courtyard to the side of the property, providing a further area for outside dining. Accessed via twin electric gates, the carriage driveway provides ample parking, in addition to the double garage with electric door. EPC Rating: E.

- 3,000 sq.ft of accommodation (approx. plus garage & outbuildings)
- Double garage with electric door
- Carriage driveway with electric gated access, providing ample off road parking
- Generous rear garden with feature pond
- Versatile outbuildings (studio/office/gym)
- 26ft x 24ft living/dining/family room
- Kitchen/breakfast room with roof lantern
- Study, utility & ground floor bathroom
- Two double bedrooms to ground floor (one with en-suite facilities)
- Two double bedrooms to first floor with Jack 'n' Jill bathroom



The Mid Bedfordshire village of Chalton lies immediately north of the Luton/Dunstable conurbation. The lower school stands in the centre of the village and accepts children between 4 and 9 and there is a traditional public house and restaurant, 'The Star.' Further shops and amenities are available within the neighbouring village of Toddington, whilst the M1:J11A (approx. 1.6 miles) and mainline rail stations at Harlington and Leagrave (each within 3.5 miles) offer convenient commuter links.

GROUND FLOOR

ENTRANCE PORCH

Accessed via composite front entrance door. Double glazed windows to either side aspect. Part opaque glazed leaded light effect door to:

ENTRANCE HALL

Stairs to first floor landing with built-in storage cupboard beneath. Two radiators. Floor tiling. Recessed spotlighting to ceiling. Doors to three bedrooms/optional study, bathroom and to:

LIVING/DINING/FAMILY ROOM

Dual aspect via two double glazed windows to side and double glazed French doors to rear. Contemporary style wall mounted living flame effect gas fire. Four radiators. Recessed spotlighting to ceiling. Engineered wood flooring. Multi pane glazed panelled doors to:

KITCHEN/BREAKFAST ROOM

Dual aspect via two double glazed windows to rear and double glazed French doors to side. Feature roof lantern. A range of base and wall mounted units with butchers block style work surface areas incorporating butler style sink with mixer tap. Space for range style oven with extractor above. Integrated dishwasher. Recessed spotlighting to ceiling. Radiator. Floor tiling. Door to:

UTILITY ROOM

Double glazed window to rear aspect. Two opaque double glazed windows and door to side aspect. A range of base and wall mounted units with butchers block style work surface areas incorporating twin stainless steel circular sinks with mixer tap. Space for refrigerator, freezer, washing machine and tumble dryer. Wall and floor tiling. Radiator. Recessed spotlighting to ceiling.

BATHROOM

Four piece suite comprising: Bath, walk-in shower cubicle with wall mounted shower unit, close coupled WC and wash hand basin with mixer tap. wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling. Extractor.

BEDROOM 5/STUDY

Double glazed window to side aspect. Radiator. Two built-in storage cupboards, one housing floor mounted boiler. Engineered wood flooring.

BEDROOM 1

Two double glazed windows to front aspect. A range of fitted wardrobes. Two radiators. Recessed spotlighting to ceiling. Door to:

EN-SUITE SHOWER ROOM

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



BEDROOM 4

Double glazed window to front aspect. Radiator. Wood effect flooring. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Double glazed skylight. Radiator. Recessed spotlighting to ceiling. Large walk-in eaves storage area. Doors to two bedrooms.

BEDROOM 2

Double glazed window to front aspect. Wood effect flooring. Radiator. Large walk-in eaves storage area. Recessed spotlighting to ceiling. Door to:

JACK 'N' JILL BATHROOM

Double glazed skylight. Four piece suite comprising: Bath, walk-in shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling. Door to:

BEDROOM 3

Double glazed window to front aspect. Wood effect flooring. Recessed spotlighting to ceiling with hatch to roof void. Eaves storage (housing hot water tank).

OUTSIDE

REAR GARDEN

South-westerly aspect. Immediately to the rear of the property is a large paved patio area, with a gazebo providing a shaded hot tub area directly accessed via French doors from both the living/dining/family room and kitchen/breakfast room (hot tub to remain - not in use for several years so service/maintenance would be required). A gravelled pathway runs alongside the lawn to a feature pond area at the rear with sleeper border. A variety of mature trees and shrubs. Outside lighting and cold water tap.

SIDE COURTYARD

Mainly laid to block paving. Gravelled pathway. Arbour. Outside light. Gated side access.

FRONTAGE & PARKING

Twin electrically operated metal gates lead to the gravelled carriage driveway, providing off road parking for several vehicles and access to double garage with two storage sheds at rear. The frontage is enclosed by low level walling with inset railings, fencing and hedging, with further gated access to additional parking in front of outbuildings at rear.





DOUBLE GARAGE

Electric sectional door. Power and light.
Courtesy door to side.

OUTBUILDINGS

Useful outbuildings providing storage area with roller door and window to side, beyond which is a further versatile space (with sauna) which could be utilised as a studio/gym/home office, having double glazed French doors and a further part double glazed door to garden, recessed spotlighting to ceiling, two radiators and wood effect flooring.

Current Council Tax Band: F.

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.

DRAFT DETAILS

Awaiting vendor approval.

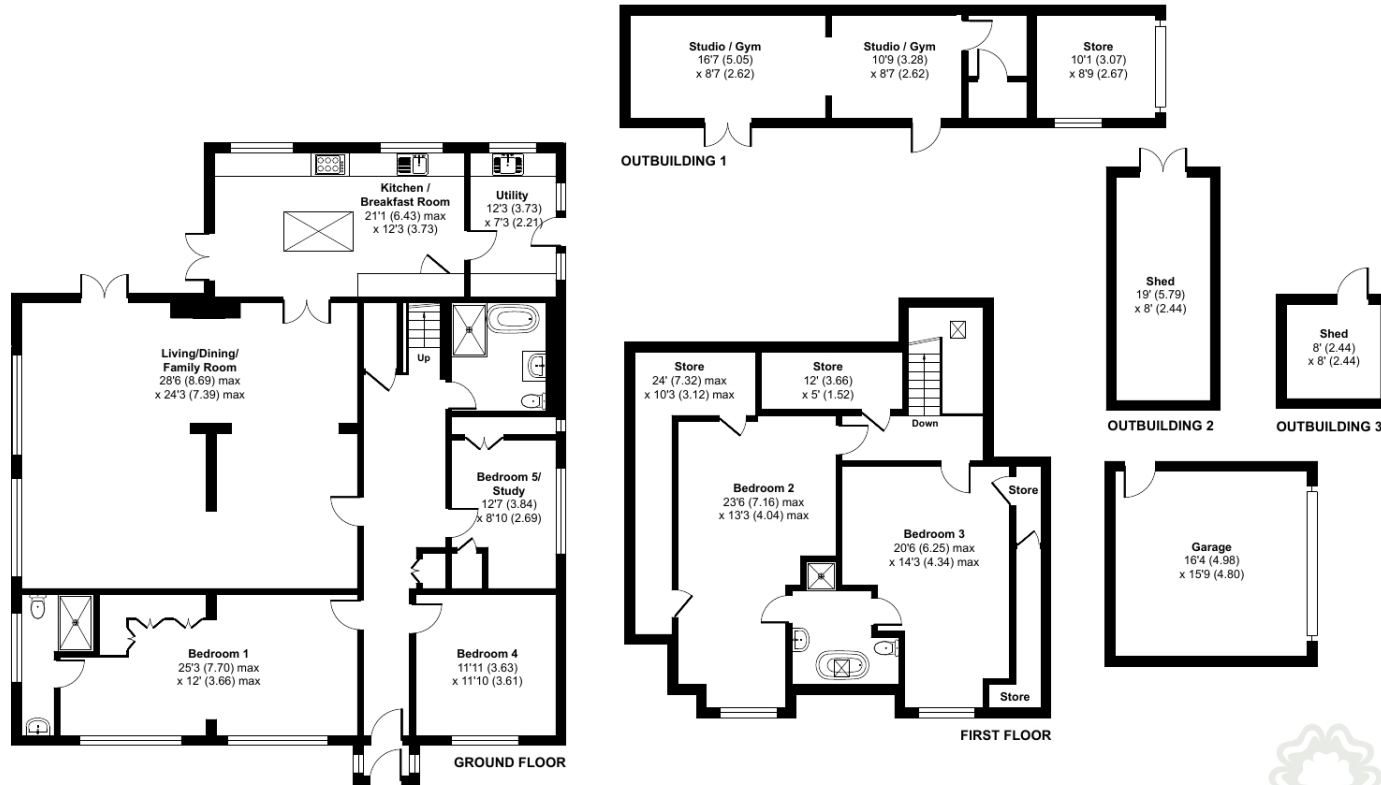




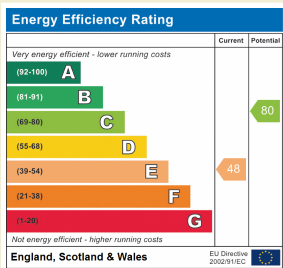


Approximate Area = 3015 sq ft / 280.1 sq m
 Garage = 257 sq ft / 23.1 sq m
 Outbuildings = 592 sq ft / 55 sq m
 Total = 3864sq ft / 358.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Country Properties. REF: 1003097



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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