



Home Farm Way

Westoning,
Bedfordshire, MK45 5LL
£650,000

country
properties

This chain-free, link-detached family home offers spacious living within a sought-after location, with views over neighbouring gardens to a manège and countryside beyond. The accommodation includes a 19ft living room with feature fireplace that creates a cosy and welcoming environment for relaxing or socialising. Double doors lead through to the generous dining/family room with bi-fold doors leading directly into the enclosed rear garden, which enjoys a delightful south-westerly aspect – ideal for outdoor entertaining in warmer months. Adjacent is the fitted kitchen/breakfast room, providing ample cabinetry and work surfaces, with space for casual dining or morning coffee. Additionally, the property includes a separate study, perfectly suited for those working from home, and the practicality of the home is further enhanced by a useful utility and cloakroom/WC. Upstairs, you'll find four good-sized bedrooms, with the principal bedroom having the benefit of an en-suite shower room, along with a stylish family bathroom. A block paved driveway and double garage with electric door make parking both convenient and secure. EPC Rating: D.

- NO UPPER CHAIN
- Spacious 19ft living room with feature fireplace
- Dining/family room with bi-fold doors to rear
- Separate study - ideal for those working from home
- Fitted kitchen/breakfast room
- Utility plus cloakroom/WC
- Four good-sized bedrooms (principal with en-suite)
- First floor family bathroom
- Block paved drive & double garage with electric door
- Enclosed rear garden with south-westerly aspect



LOCATION

Westoning benefits from a joint post office and store on the High Street with a traditional butcher's shop opposite. Located next to the lower school, a children's park is fenced off from the recreation ground. The village has two churches, two public houses/restaurants and a social club. A garden centre with farm shop is located just within the boundary on the road to Flitwick. Commuters are well served by the mainline rail stations at nearby Flitwick and Harlington (with trains to St Pancras within 45 minutes) and Junction 12 of the M1 (all within 2 miles), whilst London Luton International Airport is within 13 miles.

GROUND FLOOR

ENTRANCE HALL

Accessed via open porch and front entrance door with opaque double glazed leaded light effect inserts and opaque double glazed sidelights. Opaque double glazed window to side aspect. Stairs to first floor landing with built-in storage cupboard beneath. Radiator. Wood effect flooring. Part glazed door to kitchen/breakfast room. Further doors to:

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Wood effect flooring.

LIVING ROOM

Double glazed bow window to front aspect. Feature fireplace surround housing electric fire. Two radiators. Dado rail. Glazed double doors to:

DINING/FAMILY ROOM

Dual aspect via double glazed triple bi-fold doors to rear and double glazed window to side. Radiator. Wood effect flooring. Recessed spotlighting to ceiling. Air conditioning unit. Door to:

KITCHEN/BREAKFAST ROOM

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Integrated dishwasher. Space for fridge/freezer and range style oven (with extractor over). Wall and floor tiling. Recessed spotlighting to ceiling. Open access to:



UTILITY

Opaque double glazed door to rear aspect.
Base unit with work surface area
incorporating sink with mixer tap. Space
and plumbing for washing machine.
Radiator. Part panelled walls. Floor tiling.
Door to:

STUDY

Double glazed window to rear aspect.
Radiator. Wood effect flooring.

FIRST FLOOR

LANDING

Opaque double glazed window to side
aspect (on stairway). Hatch to loft. Built-in
airing cupboard housing water tank. Doors
to all bedrooms and family bathroom.

BEDROOM 1

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

EN-SUITE SHOWER ROOM

Opaque double glazed window to side
aspect. Three piece suite comprising:
Shower cubicle with wall mounted shower
unit and rainfall style shower head, WC with
concealed cistern and wash hand basin
with storage beneath. Wall and floor tiling.
Heated towel rail. Recessed spotlighting to
ceiling.



BEDROOM 2

Double glazed window to rear aspect.
Radiator. Built-in wardrobes.

BEDROOM 3

Double glazed window to rear aspect.
Radiator.

BEDROOM 4

Two double glazed windows to front
aspect. Radiator. Built-in wardrobes.

FAMILY BATHROOM

Opaque double glazed window to side
aspect. Three piece suite comprising: Ball
and claw foot roll top bath with wall
mounted mixer tap, WC with concealed
cistern and wash hand basin with mixer
tap and storage beneath. Wall tiling.
Heated towel rail. Wood effect flooring.
Recessed spotlighting to ceiling.

OUTSIDE

FRONT GARDEN

Laid to lawn with slate chipped border.
Various shrubs. Outside power point.

REAR GARDEN

53' x 43' (16.15m x 13.11m) approx. South-
westerly aspect. Immediately to the rear
of the property is a paved patio seating
area leading to lawn. Circular raised bed.
Various trees and shrubs. Timber
summerhouse and potting/storage shed.
Outside light, cold water tap and power
point. Enclosed by timber fencing.

DOUBLE GARAGE

Electric roller door. Power and light. Eaves
storage. Opaque double glazed door to
rear aspect.

OFF ROAD PARKING

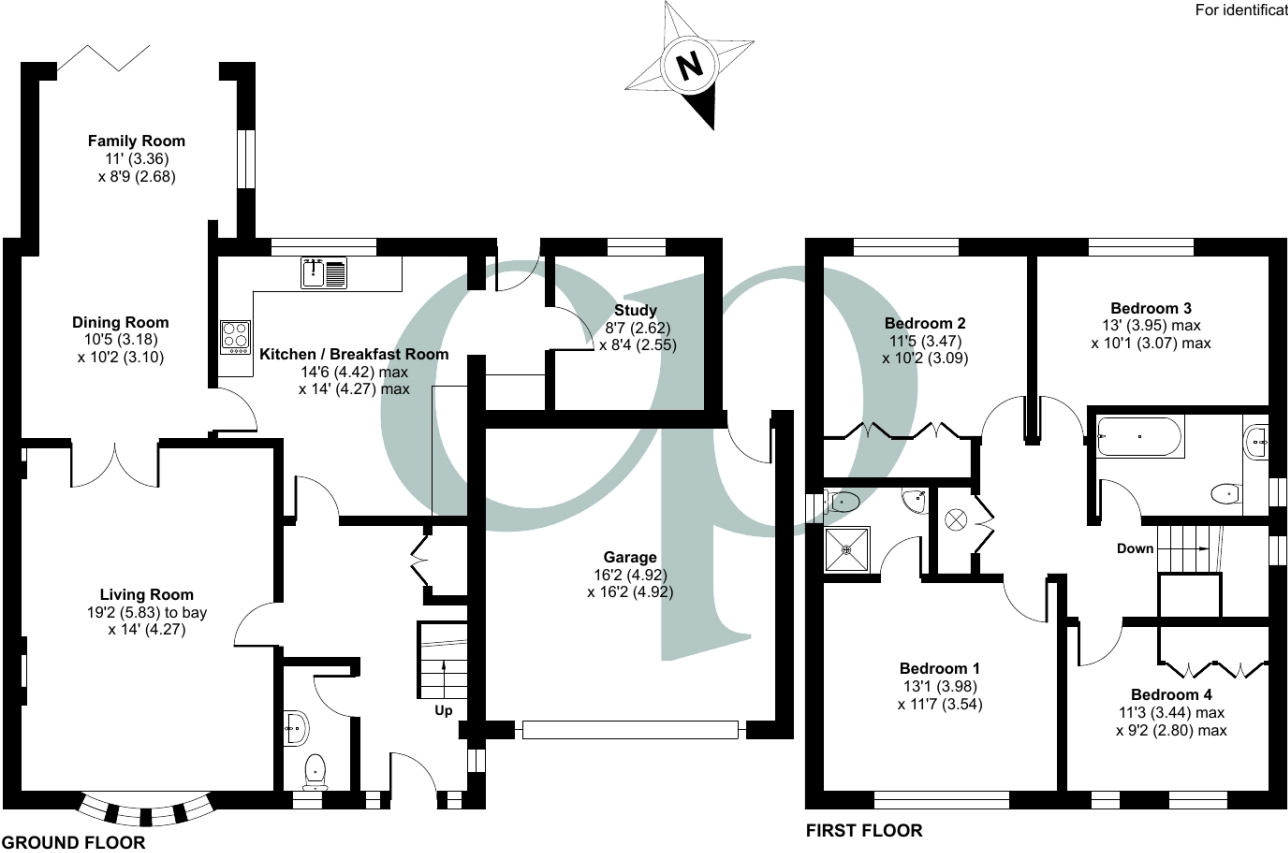
Block paved driveway providing off road
parking for two vehicles.

Current Council Tax Band: F.

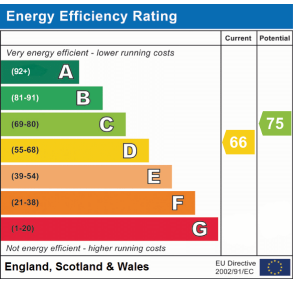




Approximate Area = 1713 sq ft / 159.1 sq m
Garage = 263 sq ft / 24.4 sq m
Total = 1976 sq ft / 183.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Country Properties. REF: 1385244



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Viewing by appointment only

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

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

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