



Tythe Barn Close

Westoning,
Bedfordshire, MK45 5JT
Guide Price £525,000

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properties

This detached family home offers three bedrooms – originally four but cleverly reconfigured to create a more spacious master bedroom suite (but could be converted back via the reinstatement of a stud partition wall and door). The inviting open plan living/dining room features a central fireplace and direct access to the rear conservatory, providing a delightful setting to unwind whilst overlooking the enclosed rear garden. The fitted kitchen is well-appointed with a range of integrated appliances, whilst a ground floor cloakroom/WC adds to the functionality of the home. To the first floor, a stylish en-suite shower room adds a touch of luxury to the principal bedroom, whilst a modern family bathroom caters to the needs of the rest of the household. Outside, the property benefits from a double garage with electric door, providing secure parking and additional storage options, plus gravelled driveway providing further off-road parking. EPC Rating: C.

- Living/dining room with feature central fireplace
- Fitted kitchen with integrated appliances (as stated)
- Conservatory
- Ground floor cloakroom/WC
- Three bedrooms (formerly four)
- Modern family bathroom, plus en-suite shower room
- Enclosed rear garden
- Double garage with electric door, and driveway parking



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 2.1 miles), whilst London Luton International Airport is within 13 miles.

GROUND FLOOR

ENTRANCE PORCH

Accessed via part opaque double glazed leded light effect entrance door with opaque double glazed sidelight and canopy porch over. Storage cupboard. Radiator. Multi pane opaque glazed door to living/dining room. Further door to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Floor tiling. Heated towel rail.

LIVING/DINING ROOM

Part opaque double glazed picture window to front aspect. Twin sets of double glazed sliding patio doors to rear aspect, leading to rear garden and to conservatory. Feature central exposed brick chimney breast housing gas living flame effect stove. Three radiators. Stairs to first floor landing. Door to:

KITCHEN

Double glazed window to rear aspect. Part opaque double glazed door to side aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap, and ceramic hob with extractor canopy over. Tiled splashbacks. Built-in electric double oven. Integrated dishwasher, washing machine and wine cooler. Space for upright fridge/freezer. Floor tiling. Radiator.

CONSERVATORY

Of part brick construction with double glazed windows and French doors to garden. Radiator. Floor tiling. Power and light.

FIRST FLOOR

LANDING

Double glazed window to front aspect. Cupboard housing gas fired combination boiler. Doors to all bedrooms and family bathroom.



BEDROOM 1

Two double glazed windows to rear aspect.
Two radiators. Fitted wardrobes to one wall.
Door to:

EN-SUITE SHOWER ROOM

Opaque double glazed window to front aspect.
Three piece suite comprising: Walk-in shower with rainfall style shower head and additional hand-held attachment, close coupled WC and wash hand basin with mixer tap and drawer unit beneath. Fitted mirror with LED lighting.
Wall and floor tiling. Heated towel rail.

BEDROOM 2

Double glazed window to front aspect.
Radiator.

BEDROOM 3

Double glazed window to rear aspect. Radiator.
Fitted double wardrobe.

FAMILY BATHROOM

Opaque double glazed window to front aspect.
Three piece suite comprising: P-shaped bath with curved shower screen and wall mounted shower unit, close coupled WC and pedestal wash hand basin. Wall and floor tiling. Heated towel rail.



OUTSIDE

FRONT GARDEN

Laid to block paving. Outside light. Gated side access to rear garden. Lawn area with rockery adjacent to driveway.

REAR GARDEN

Generous paved patio seating area. Remainder mainly laid to lawn. Shrub borders. Cold water tap. Courtesy door to double garage. Enclosed by fencing and walling with gated access to front.

DOUBLE GARAGE

Brick built with pitched, tiled roof. Remote controlled electric roller door. Opaque glazed window and part double glazed courtesy door to side aspect. Sink unit with storage cupboard beneath. Power and light. Eaves storage.

OFF ROAD PARKING

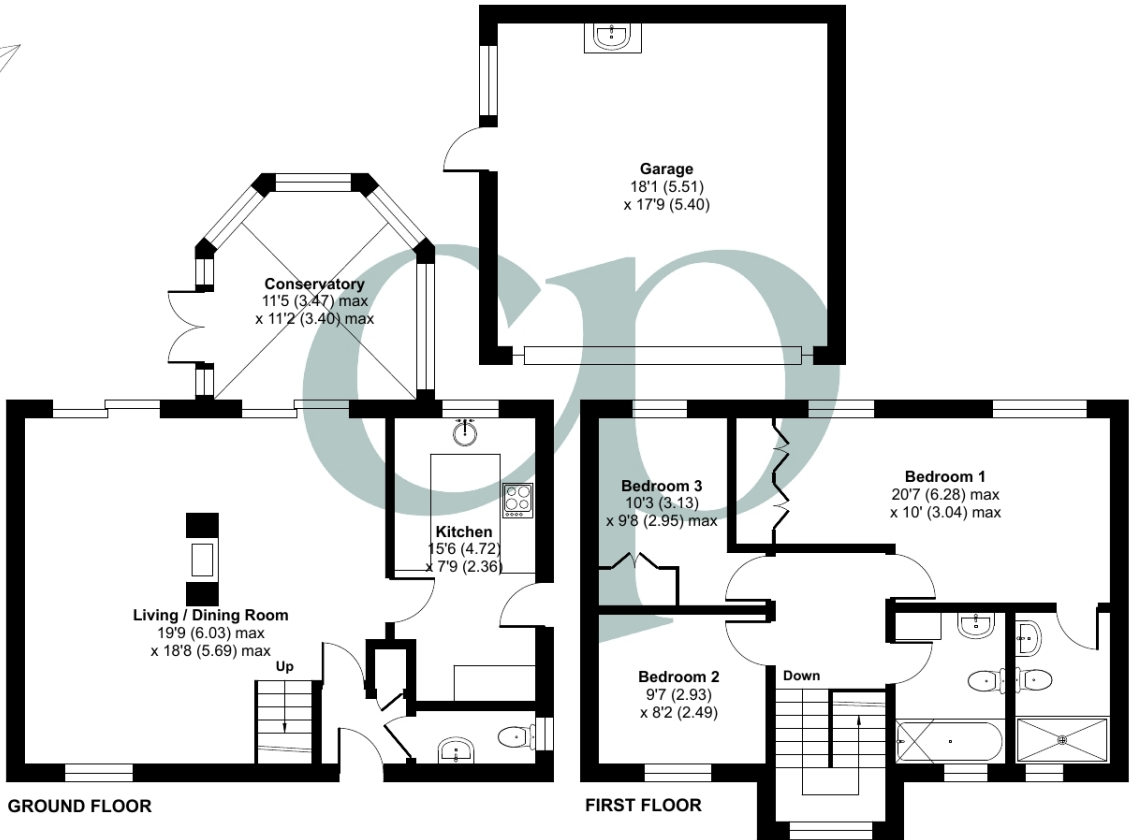
Gravelled driveway providing off road parking for two vehicles.

Current Council Tax Band: E.

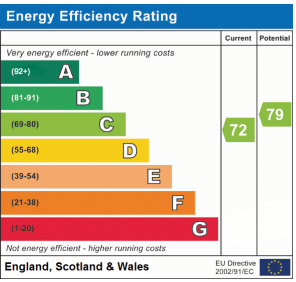




Approximate Area = 1209 sq ft / 112.3 sq m
Garage = 320 sq ft / 29.7 sq m
Total = 1529 sq ft / 142 sq m
For identification only - Not to scale



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: 1381845



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Viewing by appointment only

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