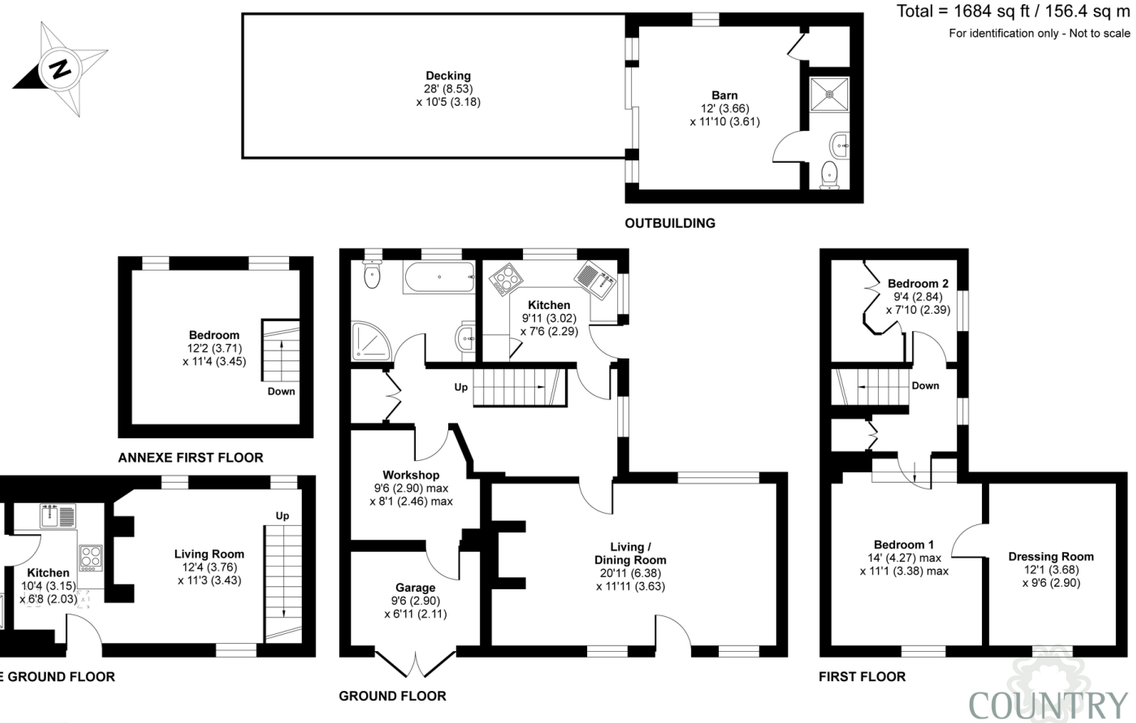
Floor Plans

Approximate Area = 1077 sq ft / 100 sq m (includes garage)
Annexe = 421 sq ft / 39.1 sq m
Outbuilding = 186 sq ft / 17.3 sq m
Total = 1684 sq ft / 156.4 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Country Properties. REF: 767297

COUNTRY PROPERTIES
PART OF HUNTERS

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 | 1, Church Street | MK45 2PJ
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COUNTRY PROPERTIES
PART OF HUNTERS

204, Clophill Road

Maulden, Bedfordshire,
MK45 2AF
Offers in Excess of £600,000

COUNTRY PROPERTIES
PART OF HUNTERS

A must see for any period property lovers. A thatched two bedroom detached cottage with a separate one bedroom extended annex with a wonderful Japanese inspired garden.

- Grade II listed thatched cottage.
- Beautiful garden with Japanese inspired water garden, decking and patio areas.
- Extended annex to rear accessible by decking area, perfect for home gym/office.
- Master bedroom with hidden dressing room.
- Short distance to local amenities.
- Composite decking area with sunken hot tub and wisteria covered pergola.

Ground Floor

Hall

Stairs rising to first floor, parquet flooring, double glazed window to the side, cupboard housing combi-boiler, radiator.

Lounge

20' 11" x 11' 11" (6.38m x 3.63m) Inglenook fireplace, exposed beams, windows to the side and rear, radiator.

Kitchen

9' 11" x 7' 6" (3.02m x 2.29m) A range of base and wall mounted units with quartz work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap and hot water tap, integrated split level oven, dishwasher, fridge, induction hob and extractor hood, windows to the side and rear, mosaic tiled window sill, stable door to the garden, tiled flooring.

Bathroom

A suite comprising of a panelled bath and separate shower cubicle, low level WC, wash hand basin, back-lit mirror, heated towel rail, fully tiled, window to the rear.

First Floor

Landing

Airing cupboard, window to the side, radiator, steps down into:

Bedroom One

14' 0" x 11' 1" (4.27m x 3.38m) Eyebrow window to the front with internal shutters, hidden dressing room with eyebrow window and internal shutters (12'1" x 9'6"), access to loft.

Bedroom Two

9' 4" x 7' 10" (2.84m x 2.39m) Window to the side, radiator.

Annex (Old Bakehouse)

Kitchen

10' 4" x 6' 8" (3.15m x 2.03m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer, tiling to splashbacks, integrated oven and hob with extractor hood, space and plumbing for fridge and washing machine, vaulted ceiling.

Bathroom

A suite comprising of a shower cubicle, wash hand basin, low level WC, fully tiled, vaulted ceiling with Skylight.

Living Room

12' 4" x 11' 3" (3.76m x 3.43m) Feature old bakehouse original coal oven, paddleboard stairs rising to:

Bedroom

12' 2" x 11' 4" (3.71m x 3.45m) Floor to ceiling window to replace old service door plus double glazed window to the side, vaulted ceiling, wooden floorboards, radiator.

Outside

Gym/Office

12' 0" x 11' 10" (3.66m x 3.61m) Accessible from the rear garden.
Bi-folding doors with integrated blinds, modern take on a stain-glass window, ceramic tiled flooring with underfloor heating, utility cupboard, shower room comprising of a shower cubicle with rainfall shower, low level WC and a wash hand basin.

Garden

A stunning rear garden backing onto woodland that absolutely must be seen. Mainly laid to lawn with a rear patio and composite decking seating area with a sunken hot tub and wisteria lined pergola. There are several water features, a Japanese water garden and a living Willow moon gate.

Directions

From the A6 turn into Clophill Road, number 204 is approximately 140 metres down on the left hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

MAULDEN – This pretty village has a branch of Budgens convenience store open 7 days a week, also pubs and eateries (The George, The White Hart - a 17th Century thatched centrepiece of the village). It has a primary school, Maulden Lower School with after school club. Middle and Upper schools are at Ampthill. There is also a Pre-School private nursery (Tudor Court). Borders Maulden woods and Greensands walks. There are excellent transport links with access to the M1, junction 12, (6 miles) and main-line rail services, (Flitwick Station 2.6 miles), with journey time to London St Pancras under 50 minutes. Luton Airport is just three junctions south on the M1 and around 18 miles away for travel further afield.