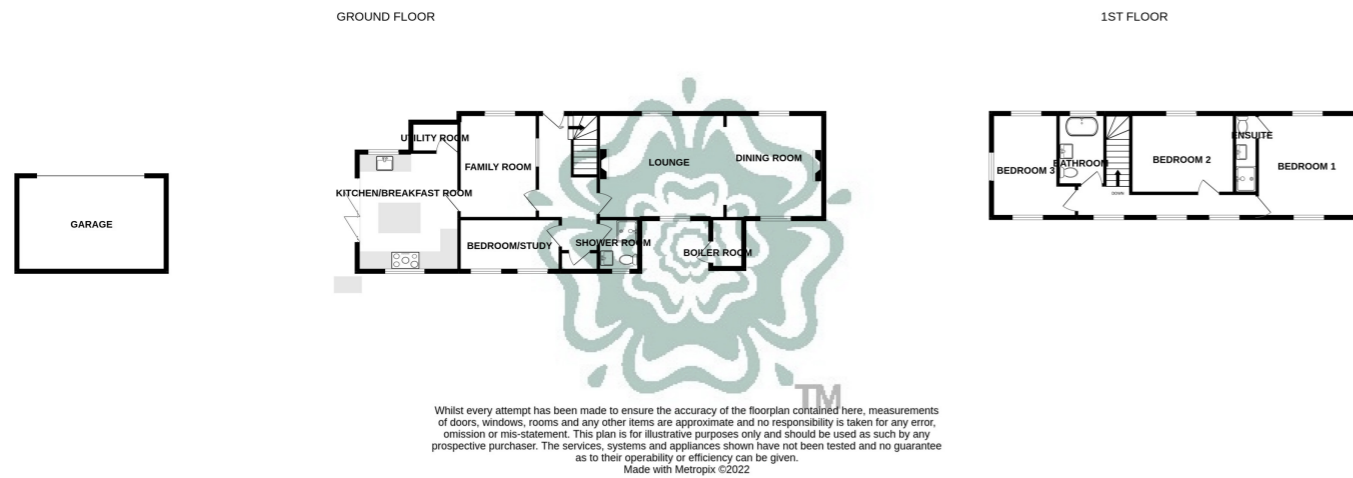


Floor Plans



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.

Peeverill

Chapel End, Houghton Conquest, Bedfordshire,
MK45 3LW
Offers in Excess of £700,000

Viewing by appointment only

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What a property! A completely refurbished period cottage in the quiet and charming village of Houghton Conquest. This simply must be viewed to fully appreciate everything the owner has achieved here.

- Three double bedrooms with the option for a fourth bedroom on the ground floor.
- High specification kitchen/breakfast room with bi-folding doors opening onto the rear garden.
- A beautifully landscaped garden of over 120ft with a southerly aspect, leading to Conquest Wood.
- Double garage and additional off-road parking.

Ground Floor

Entrance Hall

Wooden entrance door to the front, exposed brick wall with integrated Crittall style arched window (sourced from Paris) looking through to the snug, stairs rising to first floor with glass panelled balustrade, radiator.

Lounge

Log burner, double glazed windows to the front and rear with internal shutters, radiator, opening to:

Dining Room

Feature fireplace, double glazed windows to the front and rear with internal shutters to the front, radiator.

Study

Two double glazed windows to the rear, radiator.

Shower Room

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the rear.

Snug

Double glazed window to the front, radiator.

Kitchen/Breakfast Room

A range of base and wall mounted units with wooden work surfaces over and matching central island, Belfast sink with mixer tap, space for American style fridge freezer and electric Aga, integrated dishwasher, bi-folding doors opening onto rear garden, exposed brick walls, double glazed windows to the front and rear, full height radiator.

Utility

Space and plumbing for washing machine and tumble dryer.

First Floor

Landing

Access to loft, double glazed window to the rear.

Bedroom One

Double glazed windows with internal shutters to the front and panoramic countryside views to the rear, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, back-lit mirror.

Bedroom Two

Double glazed window to the front with internal shutters, radiator.

Bedroom Three

Double glazed windows to the front, side and rear with panoramic countryside views to the rear, radiator.

Bathroom

A suite comprising of a free-standing bath with shower attachment, wash hand basin, brick tiled walls, heated towel rail, double glazed window to the front.

Outside

Front Garden

A picket fence-lined, shingled front garden with various bushes, plants, trellises and window boxes.

Side Garden

A beautiful hedge-lined, west facing garden, mainly laid to lawn with bi-folding doors opening from the kitchen onto a shingled seating area. There are various mature, excellently maintained plants and trees, paved stepping stones to the parking area and private access over a small bridge to Conquest Wood. There is also an additional shingled seating area to the rear of the property and an external cupboard housing the boiler.

Double Garage

Parking

Double gates opening on to a gravelled area providing off-road parking.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

