



Poppy Fields

Flitton Road, Pulloxhill,
Bedfordshire, MK45 5HW
Guide Price £850,000

country
properties

Enjoying delightful countryside views, this chain-free detached residence offers well-proportioned accommodation throughout. The property is entered through a generous reception hall with the main living space radiating off. The triple aspect living room features a fabulous Inglenook style fireplace adding immense character, there is a separate dining room with further fireplace and triple aspect family room which is open plan to the kitchen/breakfast room (providing a range of fitted units with granite work surfaces and integrated appliances). In addition there is a study (ideal for those working from home), useful utility and guest cloakroom/WC. The principal bedroom suite features a vaulted ceiling with exposed beams plus en-suite shower room, whilst three further bedrooms, additional en-suite and family bathroom complete the first floor accommodation. There is an attractive garden to the rear extending to approx. 130ft in length and ample parking is provided via the block paved frontage and double garage with electric door. Whilst enjoying the benefits of semi-rural living, the property is convenient for commuter links via road and rail with Flitwick's mainline rail station (2.7 miles), J12 of the M1 (5 miles) and the A6 (1.5 miles). EPC Rating: C.

- Lovely setting with open views
- Spacious living room with Inglenook style fireplace
- Separate dining room plus study
- Fitted kitchen/breakfast room, open plan to triple aspect family room
- Useful utility room plus cloakroom/WC
- Master bedroom with vaulted ceiling & en-suite
- Three further double bedrooms & additional en-suite
- Feature exposed brickwork & beams
- Double garage with electric door
- Established rear garden



LOCATION

The charming Mid Bedfordshire village of Pulloxhill has a public house and Norman Church as well as great countryside walks nearby. Commuters are well served via the mainline rail station at nearby Flitwick (approx. 2.7 miles) which provides a rail service to London St Pancras within 40 minutes approx. The historic Georgian market town of Ampthill lies approx. 4.7 miles distant and offers a Waitrose supermarket, variety of restaurants, boutique style shops and parkland whilst the city of Milton Keynes is within 18 miles.

GROUND FLOOR

RECEPTION HALL

Accessed via front entrance door with matching sidelights and canopy over. Feature exposed brickwork and timber beams. Stairs to galleried landing with spindle balustrade and storage cupboard beneath. Doors to living room, dining room, kitchen/breakfast/family room and to:

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: WC and wash hand basin with storage beneath. Wall tiling. Exposed timber beams. Radiator. Recessed spotlighting to ceiling.

LIVING ROOM

Triple aspect via double glazed windows to front and either side. Feature inglenook style fireplace housing gas stove set on tiled hearth. Exposed timber beams. Two radiators.

DINING ROOM

French doors to side aspect with matching windows at either side. Feature fireplace housing gas stove set on tiled hearth. Exposed timber beams. Radiator. Recessed speakers to ceiling. Door to:

STUDY

Double glazed window to rear aspect. Radiator.

KITCHEN/BREAKFAST ROOM

Double glazed window to rear aspect. A range of wood fronted base and wall mounted units with granite work surface areas incorporating 1½ bowl sink and drainer. Tiled splashbacks. Range style double oven with six burner gas hob and decorative canopy over. Integrated dishwasher and refrigerator. Recessed spotlighting to ceiling. Fitted speaker system. Exposed timber beams. Tiled floor. Open access to:

FAMILY ROOM

Triple aspect via double glazed French doors to rear and double glazed windows to rear and either side. Three radiators. Tiled floor. Recessed spotlighting to ceiling. Door to:

UTILITY ROOM

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating stainless steel sink. Tiled splashbacks. Space for washing machine and tumble dryer, concealed behind matching door fronts. Recessed spotlighting to ceiling. Tiled floor. Doors to double garage and to side aspect.



FIRST FLOOR

GALLERIED LANDING

Double glazed window to front aspect. Exposed timber beams. Radiator. Access to loft. Built-in airing cupboard plus additional storage cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to rear aspect. Feature vaulted ceiling with exposed timber beams. A range of built-in wardrobes with part glazed doors. Radiator. Door to:

EN-SUITE SHOWER ROOM (1)

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle with power shower, WC and wash hand basin with storage beneath. Part tiled walls. Exposed timber beams. Extractor fan. Radiator. Recessed spotlighting to ceiling.

BEDROOM 2

Double glazed window to front aspect. A range of built-in wardrobes. Exposed timber beams. Radiator. Door to:

EN-SUITE SHOWER ROOM (2)

Double glazed skylight. Three piece suite comprising: Shower cubicle with power shower, WC and wash hand basin with storage beneath. Part tiled walls. Exposed timber beams. Extractor fan. Radiator. Recessed spotlighting to ceiling.

BEDROOM 3

Double glazed window to rear aspect. Built-in wardrobe. Radiator. Exposed timber beams.



BEDROOM 4

Double glazed window to front aspect. Built-in wardrobe. Exposed timber beams. Radiator.

FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Corner 'spa' bath with mixer tap/shower attachment, WC and wash hand basin with storage beneath. Part tiled walls. Exposed timber beams. Recessed spotlighting to ceiling. Radiator. Extractor.

OUTSIDE

REAR GARDEN

130' x 62' (39.62m x 18.90m) approx. Westerly aspect. Large paved patio area. Remainder mainly laid to lawn with central pathway. A variety of trees and shrubs. Timber garden store with tiled roof. Further timber workshop with windows, power, light and tiled roof. Outside lighting and cold water taps. Part enclosed by timber panelled fencing with post and rail fencing to rear to take advantage of the 'borrowed landscape' beyond. Gated side access.

DOUBLE GARAGE

Electrically operated remote control up and over door. Power and light. Wall mounted gas fired boiler. Tiled floor. Courtesy door to utility room.

OFF ROAD PARKING

Block paved frontage providing ample off road parking and access to double garage.

Current Council Tax Band: G.

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.

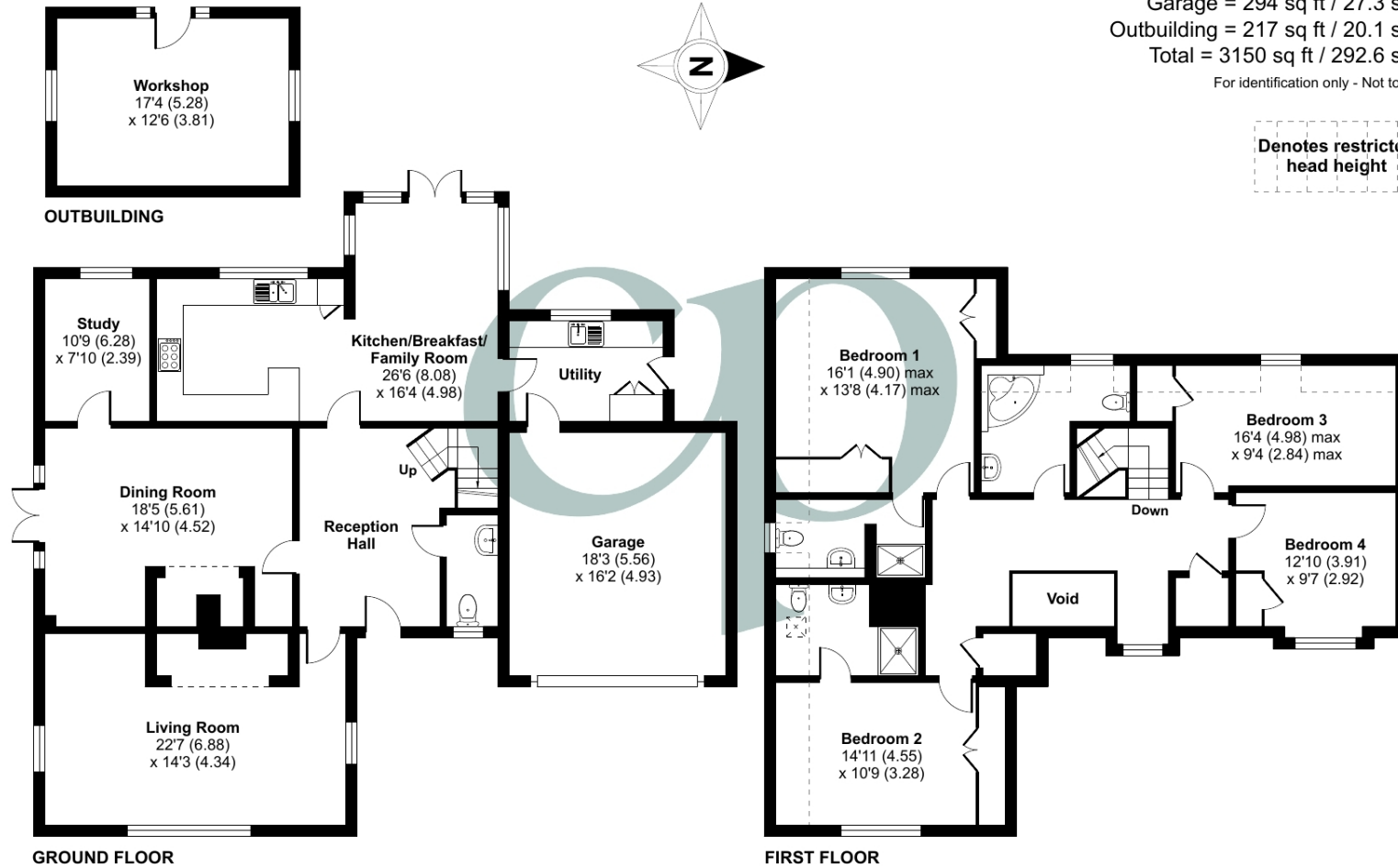
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



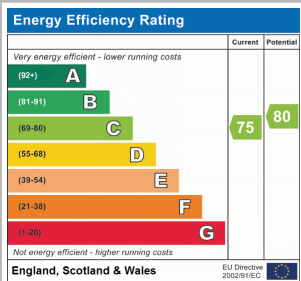


Approximate Area = 2492 sq ft / 231.5 sq m
 Limited Use Area(s) = 147 sq ft / 13.6 sq m
 Garage = 294 sq ft / 27.3 sq m
 Outbuilding = 217 sq ft / 20.1 sq m
 Total = 3150 sq ft / 292.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1147684



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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