



Highfields

Westoning,
Bedfordshire, MK45 5EN
£750,000

COUNTRY PROPERTIES
PART OF HUNTERS

This impressive detached family home has been extended in recent years and now offers a generous 2,239 sq.ft. of accommodation (approx.) With all rooms radiating off a spacious entrance hall, the ground floor features a stunning 34ft (max.) multi aspect kitchen/dining/family room incorporating zones for cooking, dining and relaxing, making it the perfect space for the family to gather and entertain. There are twin sets of French doors at either side providing garden access and a feature lantern roof, flooding the space with light. The living room with log burning stove and partially glazed roof also provides direct access to the garden via bi-fold doors, allowing the space to seamlessly extend onto the adjacent patio and into the garden. There is a separate office, ideal for those working from home, a sizeable utility/laundry room and cloakroom/WC. All of the four bedrooms are doubles with the principal suite having a range of built-in wardrobes plus shower room, the second also offers en-suite facilities and there is a modern family bathroom with free-standing double ended bath. The enclosed garden wraps around the rear extension and includes paved seating areas, established borders and a useful outbuilding (which could be utilised as a workshop, summerhouse or storage), whilst the frontage is mainly block paved to provide off road parking and has the benefit of an electric vehicle charging point. EPC Rating: C.

- Extended to offer approx. 2,239 sq.ft. of accommodation
- Living room with log burning stove & bi-fold doors to rear
- 34ft (max) multi aspect kitchen/dining/family room with roof lantern
- Useful office, utility/laundry room & cloakroom/WC
- Four double bedrooms (two with en-suite facilities)
- Stylish family bathroom with free-standing double ended bath
- Enclosed rear garden with outbuilding/workshop
- Block paved driveway with electric vehicle charging point



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 rest of 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 (approx. 1.5 and 2.6 miles respectively) with trains to St Pancras within 45 minutes. Junction 12 of the M1 is approx. 2.3 miles and London Luton International Airport is within 13.5 miles.

GROUND FLOOR

ENTRANCE HALL

Accessed via composite front entrance door with double glazed inserts and sidelight, plus canopy porch over. Stairs to first floor landing. Built-in storage cupboard. Engineered wood flooring. Radiator. Doors to living room, kitchen/dining/family room, office, utility/laundry room and 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 tiled splashback. Tiled floor. Radiator. Extractor.

LIVING ROOM

Double glazed bi-fold doors to rear aspect. Part double glazed roof. Feature log burning stove. Radiator. Engineered wood flooring.

KITCHEN/DINING/FAMILY ROOM

Multi aspect via double glazed windows to side and rear and double glazed French doors to either side with matching sidelights. Feature roof lantern. A range of larder style and base mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Built-in electric double oven and microwave. Integrated refrigerator and dishwasher. Island unit incorporating four ring ceramic hob, also providing additional storage and breakfast bar area. Recessed spotlighting to ceiling. Radiator. Part tiled floor.

OFFICE

Dual aspect via two double glazed windows to front and double glazed French doors to rear. Feature roof lantern. Radiator. Wood effect flooring.

UTILITY/LAUNDRY ROOM

Double glazed window to front aspect. Work surface area with space for washing machine and tumble dryer beneath. Radiator. Wall mounted gas fired boiler. Wood effect flooring. Part double glazed door to side aspect.



FIRST FLOOR

LANDING

Double glazed skylight. Radiator. Hatch to part boarded loft with ladder. Built-in airing cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to rear aspect. A range of built-in wardrobes. Radiator. Door to:

EN-SUITE SHOWER ROOM (1)

Double glazed skylight. Three piece suite comprising: Walk-in shower, close coupled WC and twin wash hand basins with mixer taps and storage beneath. Wall and floor tiling. Heated towel rail. Extractor.

BEDROOM 2

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

EN-SUITE SHOWER ROOM (2)

Opaque double glazed window to side aspect. Three piece suite comprising: Corner shower cubicle, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Radiator. Extractor. Shaver socket.

BEDROOM 3

Double glazed window to rear aspect. Radiator.

BEDROOM 4

Double glazed window to front aspect. Radiator.



FAMILY BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Free-standing double ended bath with wall mounted mixer tap, close coupled WC and wall mounted wash hand basin with mixer tap. Wall and floor tiling. Extractor. Heated towel rail.

OUTSIDE

FRONT GARDEN/OFF ROAD PARKING

Block paved driveway providing off road parking. Electric vehicle charging point. Gravelled area. A variety of trees and shrubs. Outside light. Gated side access.

REAR GARDEN

Immediately to the rear of the property is a paved patio seating area, accessed through bi-fold doors from the living room and French doors from the kitchen/dining room. French doors from the office lead to an additional patio. Remainder mainly laid to lawn with borders housing a variety of mature trees and shrubs. Outside lighting. Outbuilding/workshop with double glazed French doors and windows, power and light.

Current Council Tax Band: F(i).

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.

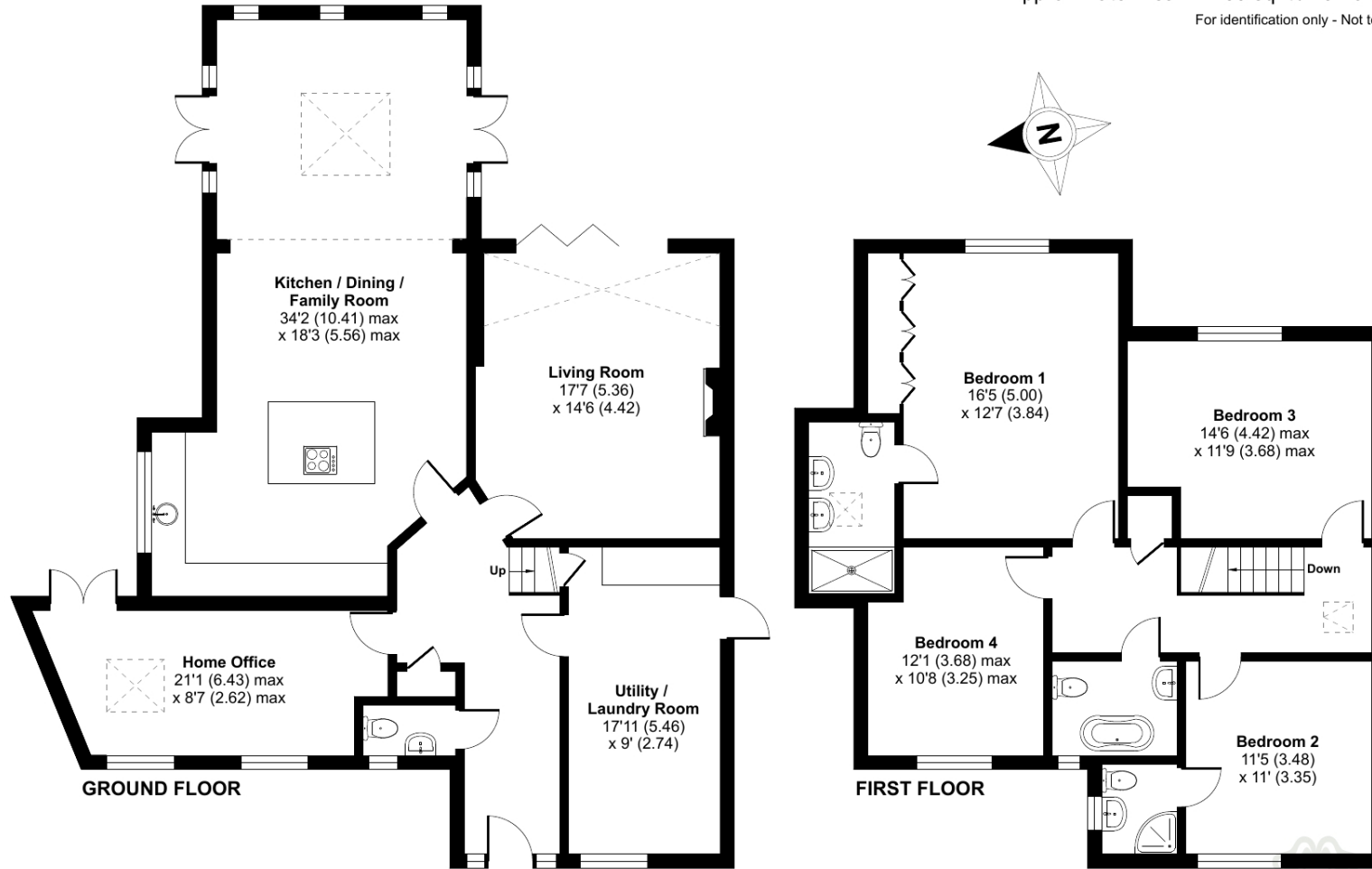
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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

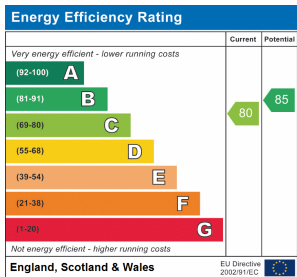




Approximate Area = 2239 sq ft / 191.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Country Properties. REF: 1012788



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

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

www.country-properties.co.uk

