



16 The Old Rose, Blunham Road, Moggerhanger, Bedford.
MK44 3RA.

COUNTRY PROPERTIES
PART OF HUNTERS
EXCLUSIVE



I DREAM OF A BETTER WORLD
WHERE CHICKENS CAN CROSS
THE ROAD WITHOUT HAVING
THEIR MOTIVES QUESTIONED

16 The Old Rose, Blunham Road, Moggerhanger, Bedford. MK44 3RA.

Freehold
£1,350,000

A fantastic opportunity to acquire a wonderful equestrian property with outbuildings offering a characterful, very well presented and incredibly spacious, four bedroom detached home in excess of 2500sq ft, beautiful gardens, extensive driveway leading to a large gravelled parking area which could comfortably accommodate 6-8 cars and double garage. The equestrian facilities include an L shaped stable block with ten loose boxes, two open fronted stores, a tack room, workshop and studio with cloakroom, a 44m x 20m manège and fenced, interlinking paddocks that extend to approx. 6 acres. There are 3 gated access points to the site at the front and rear of the stable block and also to the rear of the house.





Ground Floor

Stable door to:

Entrance Porch

Dual aspect with window to front and to side, radiator, door to:

Lounge

26' 0" (max) x 17' 6" (7.92m x 5.33m)

Radiator x 2, Bay window to front and regular window to front aspect, central dual aspect multi-fuel stove, stairs to first floor, opening to:

Kitchen/Dining/Breakfast Room

25' 0" x 17' 4" (7.62m x 5.28m)

Window to rear aspect x 4, radiator, range of wall mounted and base level units with work surface over, butler sink, Rangemaster dual fuel range cooker with 6 ring gas hob, integral dishwasher, space for fridge-freezer, under stairs storage, French doors to front terrace, door to rear hall and opening to inner hall leading to further reception rooms.

Rear Hall

Radiator, external stable door to rear, doors to:



Cloakroom

7' 9" x 10' 0" (2.36m x 3.05m)

Radiator, window to rear aspect, W.C, wash hand basin.

Utility Room

5' 6" x 8' 7" (1.68m x 2.62m)

Window to rear aspect x 2, space for washing machine and tumble dryer, boiler.

Inner Hall

External stable door to rear, radiator, doors to:

Family Room

17' 1" x 11' 5" (5.21m x 3.48m)

Dual aspect with window to rear and to side, French doors to side.

Office/Snug

16' 4" x 13' 7" (4.98m x 4.14m)

Radiator, French doors to front terrace.



First Floor

Landing

Window to rear aspect x 2, radiator, storage cupboard, loft hatch, doors to:

Bedroom 1

16' 5" x 15' 11" (5.00m x 4.85m)

Dual aspect with window to front and to side, radiator, built-in wardrobe, opening to:

En-Suite

9' 3" x 8' 8" (2.82m x 2.64m)

Window to front aspect, radiator, W.C, wash hand basin, freestanding roll top bath with shower attachment.

Bedroom 2

13' 2" x 15' 0" (4.01m x 4.57m)

Dual aspect with window to rear and to side, radiator, door to:

En-Suite

10' 5" x 4' 5" (3.17m x 1.35m)

W.C, wash hand basin, heated towel rail, bath with power shower over and screen.



Bedroom 3

17' 4" x 12' 6" (5.28m x 3.81m)

Window to front aspect x 2, radiator, built-in wardrobes.

Bedroom 4/Study

8' 9" x 5' 2" (2.67m x 1.57m)

Window to rear aspect, radiator.

Bathroom

12' 5" x 12' 1" (3.78m x 3.68m)

Window to front aspect, radiator, wash hand basin, W.C, freestanding roll top bath, shower cubicle.



External

External

Walled and hedgerow boundary with 3 gated access points to the site at the front and rear of the stable block and to the rear of the house.

Large gravel driveway leading to parking area for numerous vehicles and detached double garage to rear.

To the front of the property is a large terrace leading to a delightful formal garden laid to lawn, beyond this is the Stable block and manège. To the east of the site are interlinking fenced paddocks that extend to approximately 6 acres.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Stable Block

The detached stable block is of brick construction under a pitched tiled roof. There are ten stables, eight of which can be accessed from the front or rear and have a throughway at the rear accessed from the tack room, with individual gates into each stable. In addition there is an open fronted hay barn, a storage area with an outside tap and a further storage area/secure workshop and a studio, all with power and light.

Manège

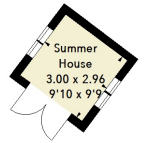
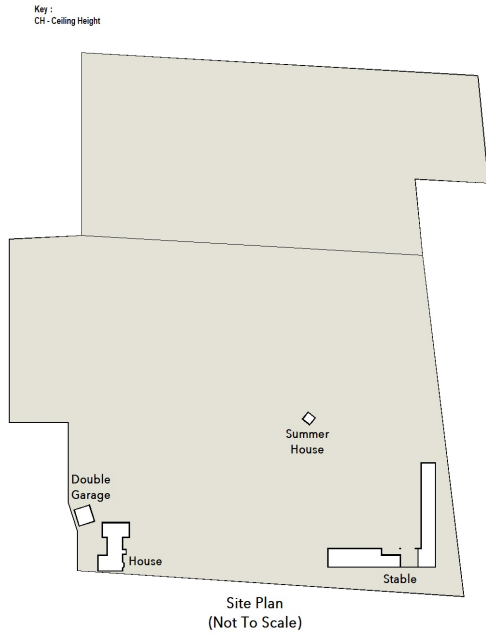
The manège measures 44m X 20m and is accessed via a five bar gate from the stable yard and enclosed by post and rail fencing with a sand and rubber floor. To the side of the manège is a further small paddock with access at either end via a timber five bar gate.

Agents Note:

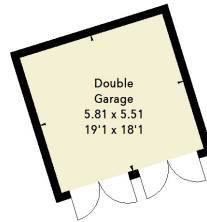
There is an uplift on any new residential properties built within the boundaries of this site which is 35% of the uplift in the land value for a 35 year period dated from 6th September 2016.

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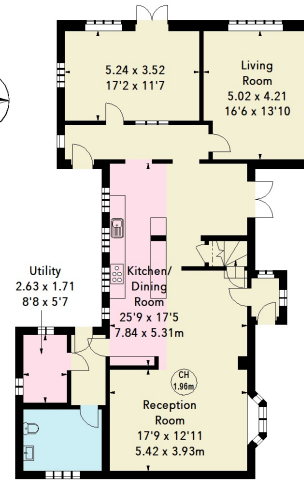
Approximate Area = 680.49 sq m / 7325 sq ft
 (Including Garage, Summer House, Annex & Stables)
 Annex & Stables Area = 394.55 sq m / 4247 sq ft
 Garage Area = 31.86 sq m / 343 sq ft
 Summer House Area = 8.83 sq m / 95 sq ft



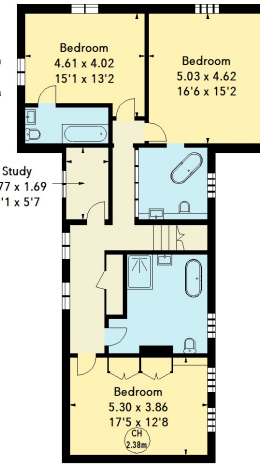
Ground Floor
Approx. 8.83 sq m / 95 sq ft



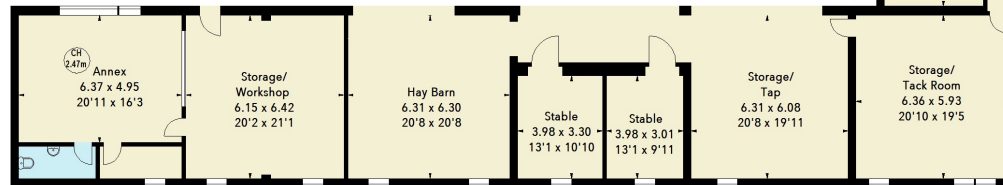
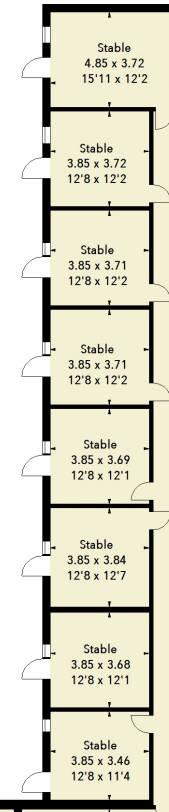
Ground Floor
Approx. 31.86 sq m / 343 sq ft



Ground Floor
Approx. 132.57 sq m / 1427 sq ft



First Floor
Approx. 112.69 sq m / 1213 sq ft



Ground Floor
Approx. 394.55 sq m / 4247 sq ft

Illustration For Identification Purposes Only.
 All measurements and areas are approximate, not to scale.
 © Orange Tree Photography

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (85-100)	89
B (69-84)	
C (54-68)	
D (39-53)	
E (24-38)	
F (9-23)	
G (1-8)	
Not energy efficient - higher running costs	
England, Scotland & Wales	

Viewing Arrangements

Strictly by prior appointment only through
 Country Properties Baldock 01462 895061 - www.country-properties.co.uk





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