



# High Street

Greenfield,  
Bedfordshire, MK45 5DB  
£730,000

COUNTRY PROPERTIES  
PART OF HUNTERS



This stunning detached home offers a wonderful blend of period features with contemporary styling. The original thatched cottage, with a host of exposed beams, latched doors and Inglenook fireplace, has been sympathetically extended to create a truly individual home with a unique curved kitchen/breakfast room and 25ft living room with large roof lantern and bi-fold doors leading directly to the rear terrace. The older part of the home features a dining room with open access to cosy snug, study with fitted office furniture and master bedroom with dressing room/WC. The versatile accommodation also includes a useful utility, ground floor shower room, first floor family bathroom and three further bedrooms (one of which is currently utilised as a dressing room with a range of fitted wardrobes). The enclosed rear garden is mainly laid to lawn with a gravelled driveway to side leading to the timber garage/workshop at the rear. EPC Rating: C.

- Blend of character and contemporary styling
- Curved kitchen/breakfast room
- Cosy snug
- Ground floor shower room plus useful utility
- First floor family bathroom
- 25ft living room with bi-fold doors to rear
- Dining room with Inglenook fireplace
- Study with fitted office furniture
- Four bedrooms (master with dressing room/WC)
- Garage/workshop & driveway parking



## LOCATION

The charming Mid Bedfordshire village of Greenfield has a public house and lower school (Ofsted rated 'Outstanding') as well as delightful countryside walks nearby. Commuters are well served via the mainline station at nearby Flitwick (approx. 1.5 miles) which provides a rail service to London St Pancras within 45 minutes. The historic Georgian market town of Ampthill lies approx. 3.5 miles distant and offers a Waitrose supermarket, variety of restaurants, boutique style shops and parkland whilst the city of Milton Keynes is within 15 miles.

## GROUND FLOOR

### ENTRANCE

Via composite front entrance door with glazed insert. Open entrance area with stone tiled floor and access to both dining room and to:

### SNUG

Dual aspect via double glazed leaded light effect windows to front and side. Exposed ceiling beams. Exposed floorboards. Two radiators.

### DINING ROOM

Double glazed leaded light effect window to front aspect. Internal window to inner lobby. Feature Inglenook fireplace with tiled hearth and gas point. Exposed ceiling beams. Exposed floorboards. Two radiators. Stairs to first floor providing access to bedroom 1 with dressing room.

## KITCHEN/BREAKFAST ROOM

Multi aspect via five double glazed leaded light effect windows. A range of base units with work surface areas incorporating recessed 1½ bowl sink with rinsing tap and drainer. Additional wall mounted display units. Two built in electric ovens. Five ring Neff hob. Plumbing for dishwasher. Space for wine cooler. Built-in cupboard providing space for fridge/freezer. Wood flooring. Recessed spotlighting to ceiling with exposed beams. Feature Inglenook style recess. Door to inner lobby. Open access to:

### UTILITY ROOM

Double glazed windows to side and rear. Composite door with glazed insert to side aspect. Radiator. Tiled floor. Work surface area with space and plumbing for washing machine beneath. A range of units housing wall mounted gas fired boiler and Megaflor water tank.

### INNER HALL

Stairs to main first floor landing with built-in storage cupboard beneath. Wood effect flooring. Radiator. Door to:

### STUDY

Double glazed leaded light effect window to front aspect. A range of fitted office furniture including desk area, drawer and storage units. Radiator. Wood effect flooring.

### INNER LOBBY

Wood effect flooring. Recessed spotlighting to ceiling. Doors to living room and to:





## SHOWER ROOM

Three piece suite comprising: Walk-in shower, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Recessed spotlighting to ceiling. Extractor.

## LIVING ROOM

Double glazed bi-fold doors to rear garden. Feature roof lantern. Two radiators. Wall light points. Wood effect flooring. Exposed ceiling beam.

## FIRST FLOOR

### MAIN LANDING

Double glazed leaded light effect window to side aspect. Skylight. Built-in triple storage cupboard. Radiator. Recessed spotlighting to ceiling. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Double glazed window to front aspect. Exposed beams. Wood effect flooring. Door to:

### DRESSING ROOM/WC

Opaque double glazed window to side aspect. Close coupled WC. Heated towel rail. Wood effect flooring. Door to:

### LANDING (2)

Stairs to dining room. Built-in storage cupboard.

### BEDROOM 2

Double glazed leaded light effect window to rear aspect. Two skylights. Fitted wardrobe, dressing table and drawers. Recessed spotlighting to ceiling with hatch to roof void. Radiator.





### BEDROOM 3

Double glazed leaded light effect window to rear aspect. Radiator. Recessed spotlighting to ceiling with hatch to roof void.

### DRESSING ROOM/BEDROOM 4

Double glazed leaded light effect window to rear aspect. A range of fitted wardrobes and drawers. Radiator. Recessed spotlighting to ceiling.

### FAMILY BATHROOM

Double glazed leaded light effect window to rear aspect. Three piece suite comprising: Double ended bath with mixer tap and retractable shower attachment, close coupled WC and wash hand basin set within vanity unit, providing cupboard and drawer storage. Wall tiling. Wood effect flooring. Heated towel rail. Built-in storage cupboard. Recessed spotlighting to ceiling.

### OUTSIDE

#### REAR GARDEN

Immediately to the rear of the property is a tiered patio area leading to the mainly lawned garden. Further patio to rear. Enclosed by timber fencing and mature shrubs.

#### GARAGE/WORKSHOP

Double wooden doors. Window and part glazed personal door to front aspect. Power and light.

### OFF ROAD PARKING

Shared access to gravelled side driveway providing off road parking and access to garage/workshop.

Current Council Tax Band: C(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.







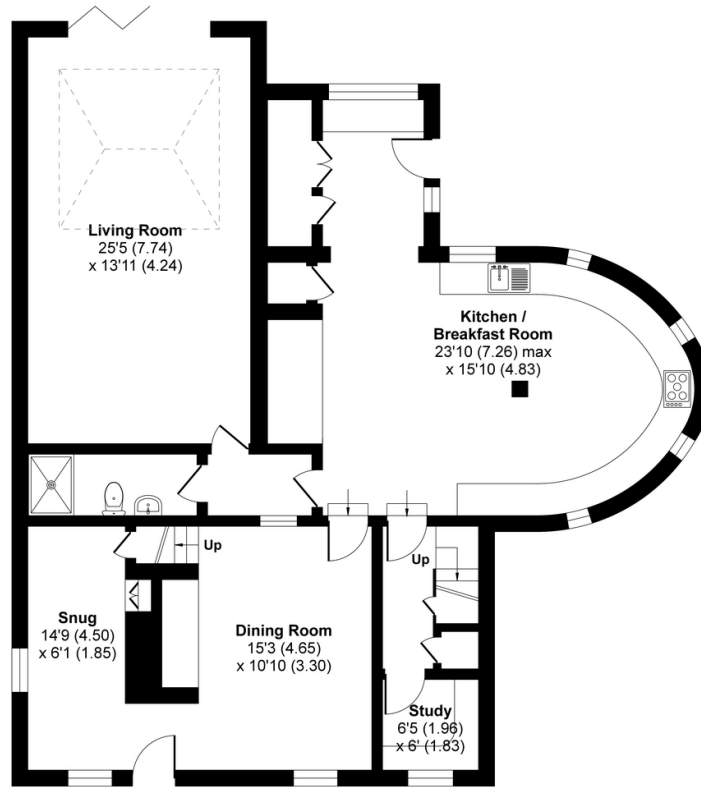


Approximate Area = 2437 sq ft / 226 sq m (includes garage/workshop)

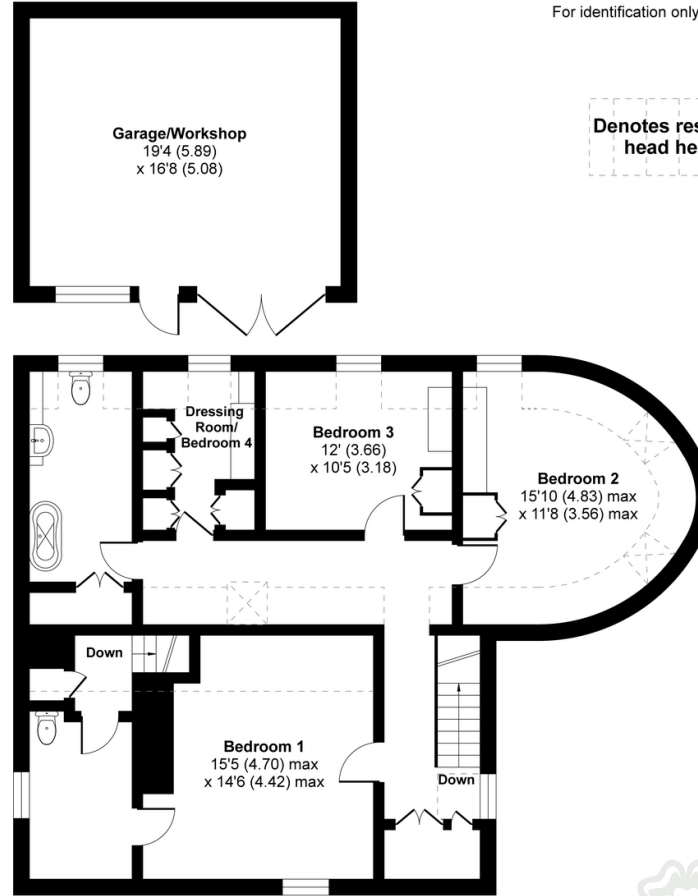
Limited Use Area(s) = 299 sq ft / 27.8 sq m

Total = 2736 sq ft / 253.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 720590



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D	70	74
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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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