



Manor Court
Manor Gardens, Westoning,
Bedfordshire, MK45 5GB
£525,000

country
properties

Set within the grounds of Westoning Manor and overlooking an attractive pond, with an impressive approach past the historic Church, this wonderful home features a 19ft dual aspect living room with open fireplace, 19ft dual aspect kitchen/dining room and guest cloakroom/WC. To the first floor there are three bedrooms (the spacious master suite with private bathroom) plus a second bathroom. There is an enclosed garden to the rear and off road parking for two vehicles is provided around the central pond. Delightful countryside walks can be found at the end of neighbouring Church Road (approx. 0.2 miles). EPC Rating: C.

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. Flitvale Garden Centre 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. distance 1.8 miles and 2.2 miles respectively) with trains to London St Pancras within 45 minutes. Junction 12 of the M1 is approx 2.2 miles and London Luton International Airport is within 14 miles.

GROUND FLOOR

ENTRANCE PORCH

Accessed via recessed open porch and wooden front entrance door with double glazed leaded light effect insert. Stairs to first floor landing. Engineered wood flooring. Radiator. Doors to living room, kitchen/dining room and to:

GUEST CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and wash hand basin with tiled splashback. Radiator. Engineered wood flooring. Extractor. Recessed spotlighting to ceiling.

LIVING ROOM

Dual aspect via double glazed window to front and double glazed window and replacement French doors to rear. Feature brick-built open fireplace. Two radiators.

KITCHEN/DINING ROOM

Dual aspect via two double glazed windows to side and double glazed window and door to rear. A range of base and wall mounted units with butchers block style work surface areas incorporating sink with mixer tap. Space for cooker, fridge/freezer and tumble dryer. Space and plumbing for dishwasher and washing machine. Wall mounted gas fired boiler. Recessed spotlighting to ceiling. Engineered wood flooring. Radiator.



FIRST FLOOR

LANDING

Double glazed window to rear aspect. Radiator. Doors to all bedrooms and bathroom.

BEDROOM 1

Two double glazed windows to side aspect. Double glazed skylight. Four door fitted wardrobes. Door to:

EN-SUITE BATHROOM

Double glazed skylight. Three piece suite comprising: Bath with wall mounted shower unit over, close coupled WC and pedestal wash hand basin. Wall tiling. Part wood panelled walls. Radiator. Extractor. Wood effect flooring.

BEDROOM 2

Double glazed skylight. Radiator. Four door fitted wardrobes. Hatch to loft with light and boarding, accessed via drop-down ladder.

BEDROOM 3

Double glazed window to front aspect. Radiator.

BATHROOM

Double glazed skylight. Three piece suite comprising: Bath with mixer tap and wall mounted shower unit over, close coupled WC and pedestal wash hand basin. Wall tiling. Radiator. Extractor.

OUTSIDE

REAR GARDEN

Immediately to the rear of the property is a paved patio area which extends alongside the lawned garden. Shrub borders. Outside lighting and power point. Garden shed with power and light. Enclosed by timber fencing with gated side access.

OFF ROAD PARKING

Two allocated parking spaces around central pond within courtyard area.

Current Council Tax Band: E.

Estate/Management Charge: Approx. £275 per annum.



Approximate Area = 1254 sq ft / 116.5 sq m

Limited Use Area(s) = 7 sq ft / 0.6 sq m

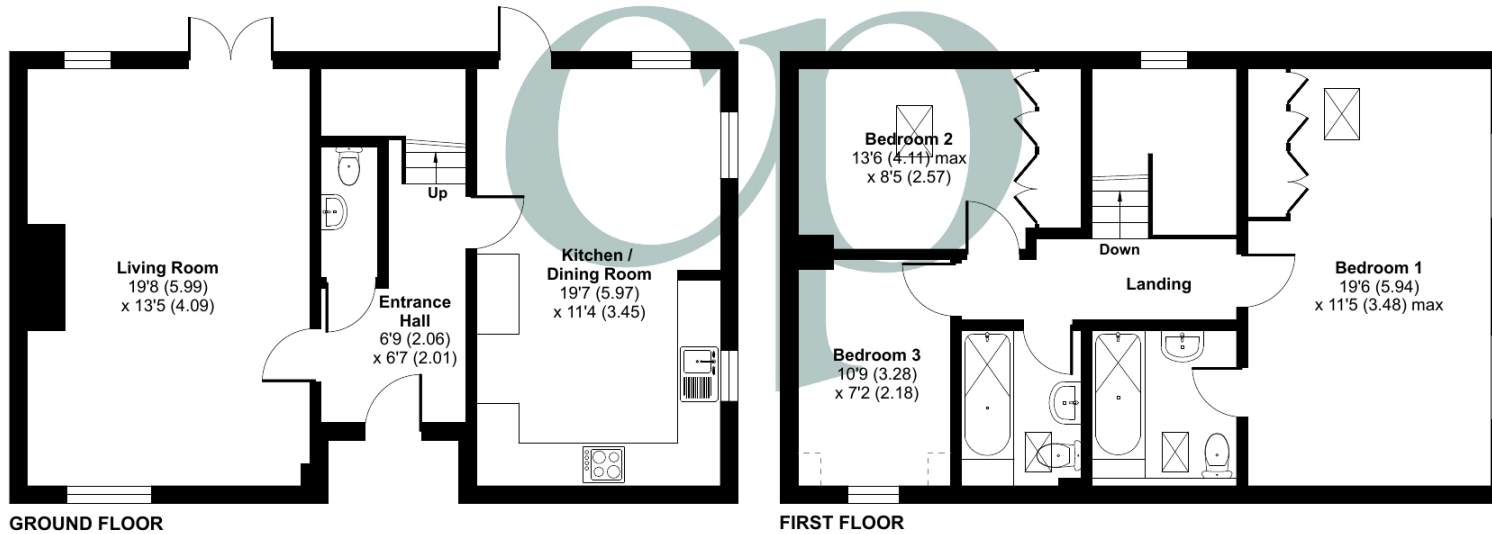
Total = 1261 sq ft / 117.1 sq m

For identification only - Not to scale



Denotes restricted head height

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2025. Produced for Country Properties. REF: 1262960

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Viewing by appointment only

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