



Church Lane

Flitton,
Bedfordshire, MK45 5EL
Guide Price £750,000

country
properties

Tucked away in a desirable village lane and enjoying delightful countryside views to front, this detached character home has been extended and extensively modernised by the current owner. Entering into a spacious hallway, a glazed panel floods the area with light and gives a glimpse into the stunning open plan kitchen/breakfast/family room. Sure to be the hub of the home, this fabulous multi-function space spans the width of the property and offers zones to cook, eat and relax, whilst bi-fold doors lead directly to the enclosed garden which offers a feeling of privacy as is not overlooked to the rear. There are two separate reception rooms (each with feature fireplace), a useful utility and cloakroom/WC. With contemporary oak and glazed balustrade, stairs lead up to the airy first floor landing providing access to all four bedrooms (the principal with en-suite shower room) plus the family bathroom with five piece suite including bath and separate shower. Parking is provided via gravelled driveways at either side of the property.

EPC Rating: C.

- NO UPPER CHAIN
- 24ft kitchen/breakfast/family room with rear bi-fold doors
- Two separate receptions (each with feature fireplace)
- Useful utility plus cloakroom/WC
- Four bedrooms (principal with en-suite facilities)
- Four piece family bathroom
- Enclosed rear garden 48ft x 41ft (approx.)
- Driveway parking at either side



LOCATION

Located just off Brook Lane, with the impressive Grade I Listed Church of St John The Baptist and the award winning 'White Hart' restaurant and bar at its entrance, Church Lane is also ideally located for access to the delightful countryside walks of Flitton Moor. A village hall with recreation ground is shared with the neighbouring village of Greenfield, with its highly regarded Lower School which has the Ofsted rating of 'Outstanding' (approx. 0.9 miles) whilst Bedford's private Harpur Trust schools are within 11 miles. Commuters are well served via the mainline rail station at nearby Flitwick (approx. 2.3 miles) which provides a rail service to London St Pancras within 50 minutes. The historic Georgian market town of Ampthill lies approx. 4 miles distant and offers a Waitrose supermarket, variety of restaurants, boutique style shops and parkland whilst the city of Milton Keynes is within 17 miles.

GROUND FLOOR

ENTRANCE

Wide paved steps lead down to a part brick and oak framed open entrance porch with tiled roof. Outside light. Raised borders retained by oak sleepers. Gated access to rear garden.

ENTRANCE HALL

Accessed via wooden entrance door with opaque glazed leaded light effect insert. Stairs to first floor landing with oak and glass balustrade. Recessed spotlighting to ceiling. Limestone tiled floor. Radiator. Door and feature glazed panel to kitchen/breakfast/family room. Further doors to living room, dining room and to:

CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap, storage cupboard beneath and tiled splashback. Extractor. Recessed spotlighting to ceiling. Heated towel rail. Limestone tiled floor.

LIVING ROOM

Sash style double glazed window to front aspect with field views. Feature cast iron open fireplace with decorative tiled inserts and tiled hearth. Radiator. Engineered wood flooring. Recessed spotlighting to ceiling.

DINING ROOM

Sash style double glazed window to front aspect with field views. Chimney breast housing log burning stove, set on stone hearth. Radiator. Engineered wood flooring. Recessed spotlighting to ceiling.

KITCHEN/BREAKFAST/FAMILY ROOM

Double glazed window and bi-fold doors to rear aspect. A range of base, drawer and wall mounted units with concealed bins and Silestone work surface areas incorporating 1½ bowl under counter sink with routed drainer. Built-in Bosch oven and ceramic hob with canopy extractor over. Integrated Bosch dishwasher. Plumbing for American style fridge/freezer. Recessed spotlighting to ceiling. Limestone tiled floor with underfloor heating. Feature glazed panel to entrance hall. Door to:



UTILITY ROOM

Double glazed window to side aspect. Floor mounted Worcester boiler. Plumbing for washing machine. Wall mounted fuse box. Radiator. Limestone tiled floor. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Opaque double glazed fixed window to side aspect. Large hatch to loft with ladder. Recessed spotlighting to ceiling. Doors to all bedrooms and family bathroom.

BEDROOM 1

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

EN-SUITE SHOWER ROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, WC with concealed cistern and wash hand basin with mixer tap and storage cupboard beneath. Tiled splashbacks. Heated mirror point. Extractor. Recessed spotlighting to ceiling. Heated towel rail. Tiled floor with underfloor heating.

BEDROOM 2

Sash style double glazed window to front aspect with countryside views. Radiator.

BEDROOM 3

Sash style double glazed window to front aspect with countryside views. Radiator.



BEDROOM 4

Double glazed window to side aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to side aspect. Four piece suite comprising: Panelled bath with mixer tap, shower cubicle with wall mounted shower unit, WC with concealed cistern and wash hand basin with mixer tap and storage cupboard beneath. Tiled splashbacks. Heated mirror point. Extractor. Recessed spotlighting to ceiling. Heated towel rail. Tiled floor with underfloor heating.

OUTSIDE

FRONT GARDEN

Laid to lawn with low hedging. Wisteria.

REAR GARDEN

48' x 41' (14.63m x 12.50m) approx. Immediately to the rear of the property is a paved pathway leading to lawn. Enclosed by fencing and walling. Gated access to either side.

OFF ROAD PARKING

Gravelled driveways at either side of property. Gated access to rear garden.

Current Council Tax Band: E(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.

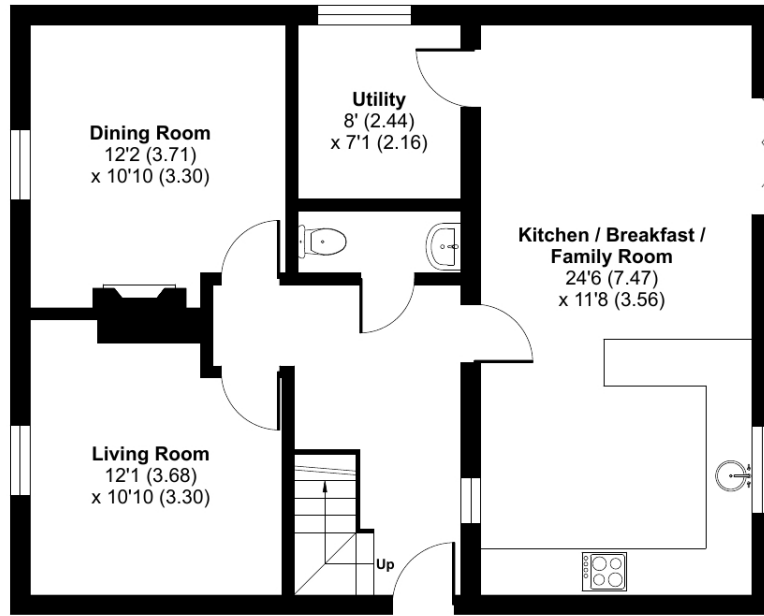
Details of the solicitor/conveyancer acting for you in your purchase.

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

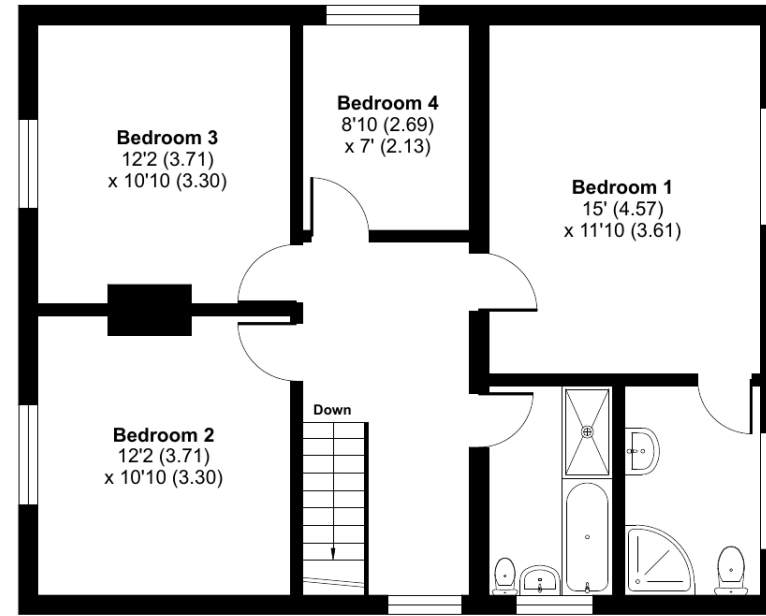
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.







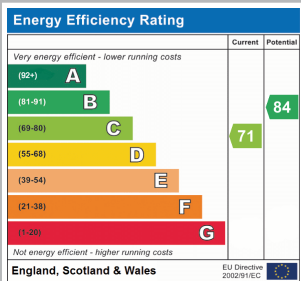
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1075673



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Viewing by appointment only

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