



BEDFORD
COUNTY
POLICE
1828

THE OLD POLICE HOUSE

131 HIGH STREET • RISELEY MK44 1DJ



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KEY FEATURES

- Established, spacious and welcoming detached family home.
- Generous and mature gardens with delightful field views to the rear.
- Four double bedrooms, including principal with dressing room and en suite.
- Triple aspect sitting room with wood burning stove and patio doors opening onto the garden.
- Superb, combined kitchen/breakfast/dining area opening into the conservatory.
- Useful study/home office or occasional fifth bedroom.
- Practical utility room and guest cloakroom.
- Garage and extensive off-road parking with EV charging point.

THE LOCATION

Riseley is a very popular North Bedfordshire village, with excellent access to amenities in Bedford, Kimbolton and St. Neots. The village has its own primary school, and is within the catchment of Sharnbrook Academy. There is a popular public house/restaurant and a general store. There are opportunities to be part of a wide range of community groups. Nearby Bedford and St Neots mainline railway stations offer fast and frequent services to London's St Pancras International station. Bedford's southern bypass (A421) links with the M1 at Junction 13.



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THE PROPERTY

A handsome, established detached family home, set back from the road in a gently elevated position, backing onto open countryside and well-located for access to major road and rail links.

The property exudes an air of quality and charm and offers more than enough space for the growing or extended family and those now finding themselves working predominantly from home.

In brief, the accommodation comprises a reception hall which provides access to all the main areas of the house, including the triple aspect sitting room with wood burning stove and patio doors opening onto the rear garden terrace, and that all important 'home office' which could also serve as an occasional fifth bedroom.

A particular feature of the property is the wonderful indoor/outdoor entertaining space created by the excellent kitchen/breakfast/dining area and adjacent conservatory, and this theme is continued with the utility room which could serve as a preparation kitchen when cooking outdoors, along with the guest cloakroom which are both readily accessible from outside.

On the first floor, the principal bedroom features a generous dressing room and en suite bathroom and there are three further comfortable double bedrooms and a family bathroom.

The generous mature plot is delightfully arranged into formal gardens and areas for vegetable and soft fruit cultivation and backs onto open fields.

RECEPTION HALL

Hardwood and part glazed front door, radiator, staircase to first floor.

SITTING ROOM

A triple-aspect room with attractive fireplace and granite hearth housing wood burning stove, two radiators, wall light points, patio doors opening onto the garden.

STUDY/HOME OFFICE

Range of fitted cupboards, radiator, window to front.

KITCHEN/BREAKFAST/DINING ROOM

A superb open area for entertaining and relaxing, with ample space for breakfast/dining table, two radiators, window to side and door to garden terrace.

Kitchen area fitted in a comprehensive range of shaker-style cabinets with extensive countertop space including peninsula unit, inset Franke sink and drainer, double oven and hob with extractor over, space and plumbing for dishwasher, gas-fired boiler, Karndean flooring.

Glazed doors opening to:

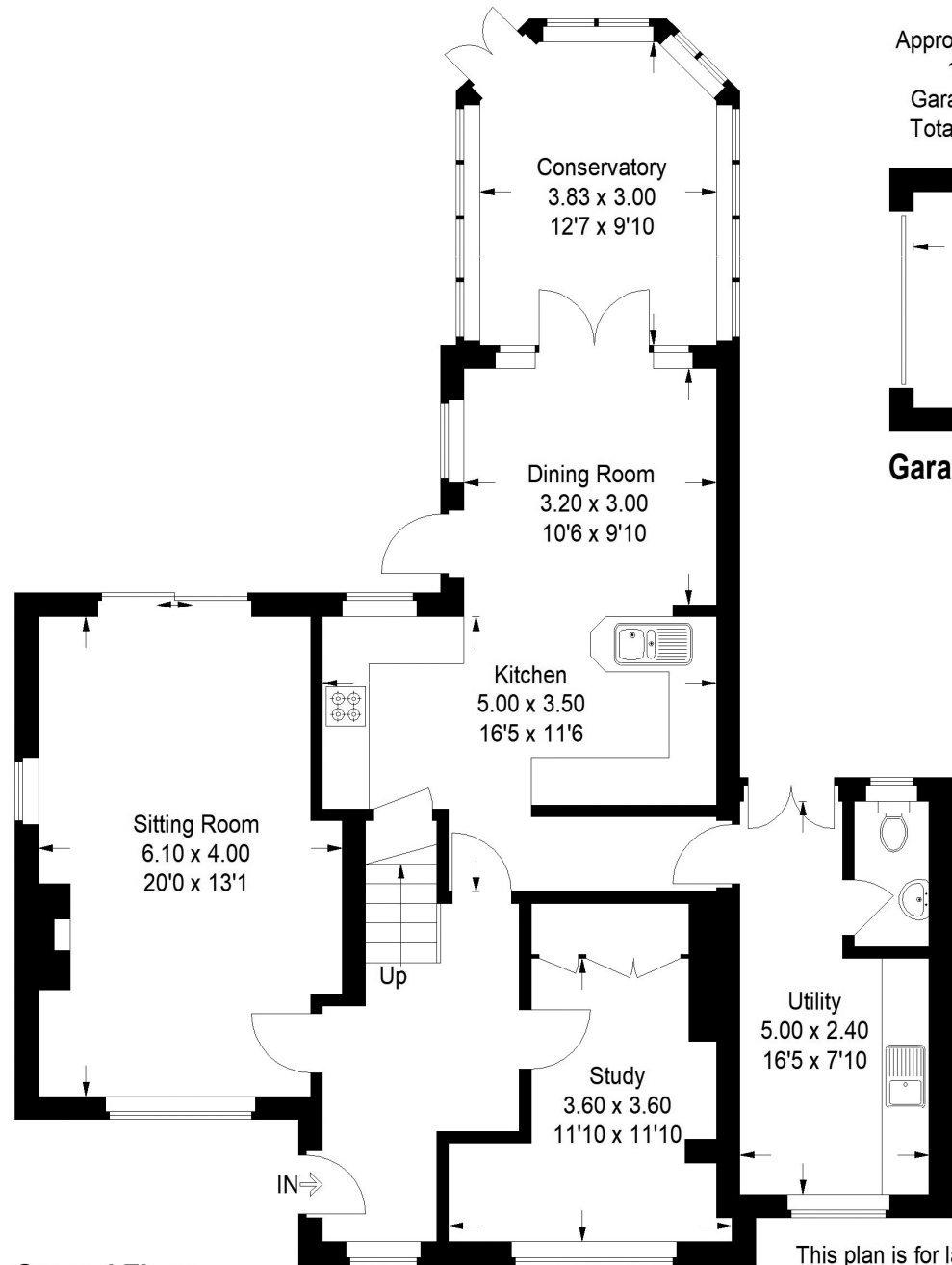
CONSERVATORY

Wood flooring, extensive glazing, doors to garden terrace.

REAR LOBBY

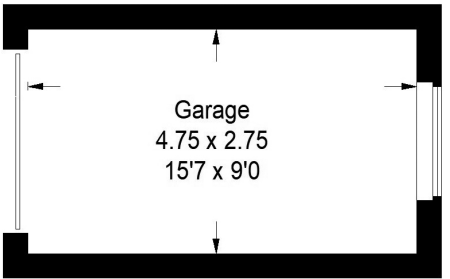
Karndean flooring, part-glazed door to garden.



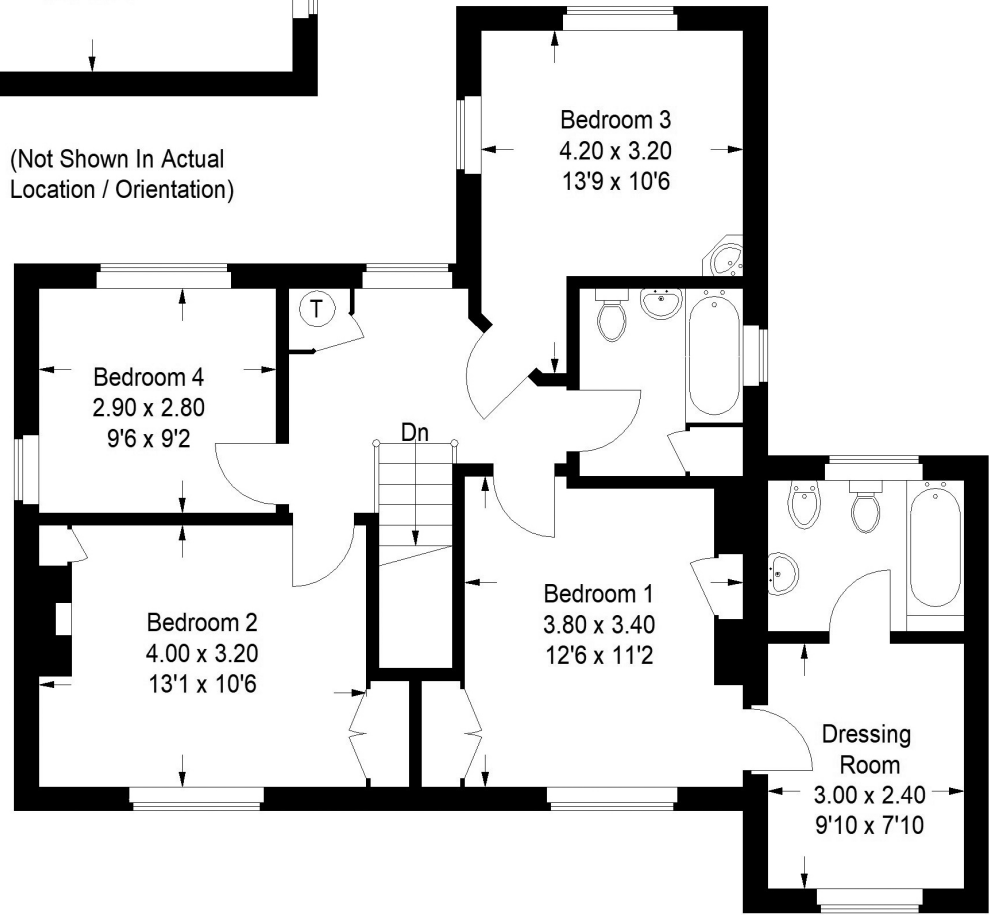


Ground Floor

Approximate Gross Internal Area
 174.1 sq m / 1874 sq ft
 Garage = 13.3 sq m / 143 sq ft
 Total = 187.4 sq m / 2017 sq ft



Garage
 (Not Shown In Actual Location / Orientation)



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID975440)
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LAUNDRY/UTILITY ROOM

Fitted to complement the kitchen with countertop, inset sink and drainer and range of fitted cabinets, plumbing for washing machine and space for additional appliances, radiator, Karndean flooring.

GUEST CLOAKROOM

Suite with handbasin and close-coupled WC. Karndean flooring, window to rear.

FIRST FLOOR LANDING

Radiator, airing cupboard, window to rear.

BEDROOM ONE

Built-in wardrobes, radiator, window to front.

DRESSING ROOM

Radiator, window to front.



EN SUITE

Four-piece suite comprising panelled bath with shower over, fully tiled surround and glazed screen, pedestal washbasin, close-coupled WC and bidet. Tiling to half-height, radiator, vinyl flooring, window to rear.

BEDROOM TWO

Built-in wardrobe cupboard, radiator, window to front.

BEDROOM THREE

Vanity unit with washbasin, radiator, windows to side and rear.

BEDROOM FOUR

Radiator, windows to side and rear.

FAMILY BATHROOM

Suite comprising panelled bath with independent shower over and fully tiled surround, pedestal washbasin and close-



coupled WC. Tiling to half-height, radiator, window to side.

OUTSIDE

The property is set back from the road with an attractively landscaped frontage and sweeping block-paved driveway offering ample parking/turning space and access to the garage.

Gated access to the rear garden main garden, which provides a delightful outdoor environment with a large, paved terrace, formal lawn, a variety of mature trees and beautifully stocked flower and shrub borders, seating areas and ornamental pond.

Beyond this there is a flower garden and vegetable growing area with greenhouse, timber sheds, and views over open fields.

GARAGE

4.75m x 2.75m (15' 7" x 9' 0")

Electric roller door, light and power.



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Tel : 01480 414800

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St. Neots

Tel : 01480 406400

Kimbolton

6 High Street

Kimbolton

Tel : 01480 860400

Mayfair Office

Cashel House

15 Thayer St, London

Tel : 0870 112 7099

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