

1, Chapelfields

Thurleigh, Bedfordshire MK44 2EH



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Modern Family Living – With Superb Kitchen Extension

An immaculate, 4-bedroom home, with double garage and driveway parking, in a small development off the High Street in the rural village of Thurleigh. Built in 1990, the house has recently been transformed by an up-to-the-minute kitchen extension opening onto its lovely garden - it's a fortunate new family who will now enjoy it.

Thurleigh, which has a fascinating history from its medieval castle to its World War II airbase that is now home to a business park and museum, is only a 15-minute drive from the county town of Bedford, the world-renowned Harpur Trust private schools, the outstanding Free School and fast trains that reach London in just 40 minutes.

Milton Ernest is only 3 miles, with its popular garden centre, shop and C16th pub. The even older Plough at Bolnhurst is only a couple of miles in the other direction and is considered by many to be the best pub and restaurant in the county. Close by, golfers are well served at Colmworth.

High on the hill in the village, close to where the castle once stood, and built at a similar time, the 12th century Church of St Peter is at the centre of the friendly community, with the village hall also playing an important part in village life, hosting all manner of events and groups. The popular Every Voice Choir, meets regularly at the church and there's a weekly mobile post office at the hall.

Walk with the children the 500 yards to their little primary school, with the sports and family club a similar distance, where there's a play park and playing field, together with a thriving cricket club for children and adults, not to mention all manner of family events.

The village has an equestrian centre from where you can ride on a network of peaceful bridleways, with panoramic views over the surrounding countryside. And there are lovely walks, not least across fields to the reservoirs, a haven for wildflowers and waterfowl – and your dog. There's something for every member of the family in your new village home.



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AT A GLANCE

4 Bedrooms / 2 bath/shower rooms – as follows:

- Main bedroom, with fitted wardrobes and shower room
- 3 further double bedrooms, including one small double
- Bathroom, with shower over bath (hand shower and overhead)
- Galleried landing, with built-in cupboard
- Entrance hall, with Cloakroom and shoe cupboard
- Study / Separate Family room, with acoustic wall panel
- Utility room, with stainless steel sink and spaces for washing machine and dryer
- Kitchen, with undermounted sink and Quooker All-in-one Hot tap set into peninsular; Neff hide & slide electronic ovens with pyrolytic cleaning; induction hob, with integral downdraft; integrated, tall refrigerator and separate freezer; built-under, integrated drinks fridge; interior pull-outs, including bin system – open to:
- Dining area, with bifold doors to terrace – open to:
- Sitting room (through open arch), with log burner and bifold doors to terrace
- Electric GEC Nightstor boiler to radiator central heating and Gledhill unvented hot water system
- Double garage, with work bench / Driveway parking for 2 cars / Open porch / Ring doorbell and alarm
- Gardens front and back, with outside lighting and side gate each side between, with hidden bin area



FURTHER FACTS & FIGURES

- Full fibre planned between now and Dec 2026 / Council tax band: F / EPC rating: D
- Bedford Railway Station: 7 miles – fast trains to London: 40 minutes
- Private schools in Bedford / Catchment Secondary: Sharnbrook – 5.5 miles / Primary in village: 500 yards
- Sports and Family Club: 500 yards / Milton Ernest Garden Centre: 3.5 miles / Plough Bolnhurst: 2 miles



Just past the village garden on one side of the High Street and the beautiful Old Baptist Chapel on the other, which gave Chapelfields its name, bird-filled copper beech hedging provides a striking screen to your new home and its delightful garden.

There's no need to worry about your dog escaping your clutches following that muddy winter walk along the brook; lovely, easy to maintain, Brampton Chase blonde oak flooring stretches, herringbone-style, through your spacious hall and into every downstairs room. And there are plenty of them, their versatility allowing you various options.

The former dining room is now a super study, natural light pouring in through its square bay. And you also have a separate family room, with its acoustic panelling providing an attractive background to any large screen. But it's your choice how you use these rooms.

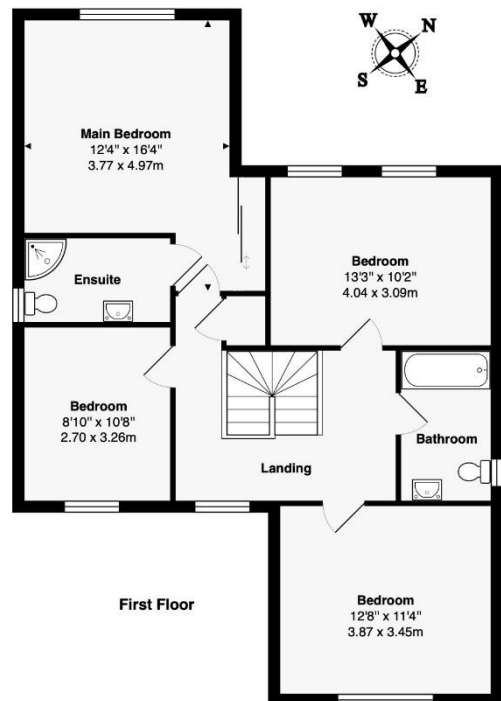
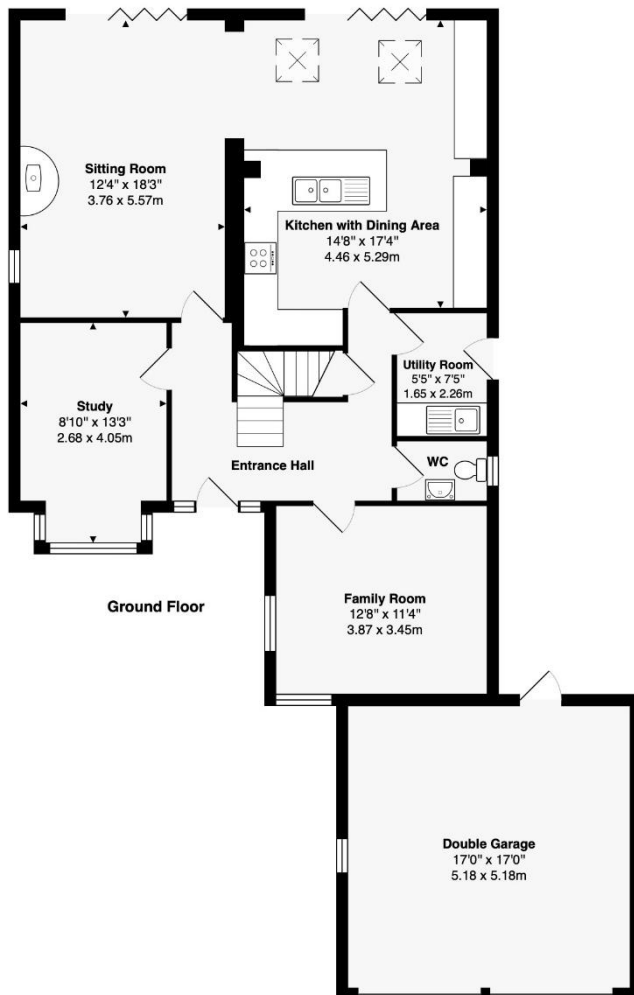
There's no doubt about the hub of the home, though; distinct areas yet open to each other; sitting, dining and kitchen space that extends out through two sets of bifold doors (both with integral blinds) to the terrace.

And it all exudes style, from the eco-friendly, Dik Geurts log-burning stove in the sitting room, to the industrial-style, fluted glass display cabinets in the dining area and the handleless, matt blue and chalk-coloured kitchen furniture with matt graphite trims and beautiful, veined quartz tops.

The high-end appliances not only look great, but they're designed to make your life easier. Not one but two ovens that clean themselves and make their doors disappear out of the way; an induction hob without the need of an overhead hood and a Quooker tap that dispenses with the kettle; and with family-sized cooling appliances and sophisticated pull-out storage systems that are hidden away.

The design flair is carried upstairs into the industrial-style shower room of your main bedroom suite, where you wake up not only to a vigorous shower, but to a lovely outlook over a delightful garden. A garden full of interest year-round, where children can play, and you can relax with glass of something and enjoy beautifully blossoming apple and plum trees, butterflies fluttering amongst young lilacs and buddleia, and bees busy in borders stocked full of pretty planting - a much-loved garden of a super family home.





Area of House: 1791 ft² ... 166.4 m²
Area of Double Garage: 295 ft² ... 27.4 m²
Total Area: 2086 ft² ... 193.8 m²

This brochure, including the boundary and floor plans (not to scale), is a guide only and nothing within it forms part of an offer or contract. All dimensions are approximate.

ARTISTRY
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To discuss this unique home or one you wish to sell, please contact us.

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