



The Pygthle, Gravenhurst Guide Price £795,000

Executive Countryside Retreat: Spacious four-bedroom home with over 2,000 sq.ft. set in the tranquil Bedfordshire landscape | Gourmet Kitchen: Sleek, hard-floored kitchen with premium appliances, perfect for entertaining | Expansive Living Room: A cozy 24ft space with a wood burner and direct garden access for seamless indoor-outdoor living | Underfloor heating on ground floor - except the living room | Dedicated Study: Quiet and separate work-from-home space | Elegant Bathrooms: Two en-suites and a luxurious family bathroom with a roll-top bath and shower | Downstairs cloakroom and UTILITY ROOM | Private Landscaped Garden: Lush, versatile outdoor area for relaxation or entertainment | Double garage and driveway providing off road parking for up to 4 cars | Commuter-Friendly: Easy access to train stations and the A1(M), under 45 minutes to London



With the visual charm of the Bedfordshire countryside as its backdrop, this executive-style, four-bedroom detached home in Gravenhurst is an embodiment of modern living blended with rural tranquillity. Covering over 2,000 square feet, this property enjoys not only an expansive living space but also a double garage and additional parking suitable for up to four vehicles, catering amply to both family and guest needs.

The surrounding village of Gravenhurst offers picturesque scenery, a friendly community and convenient access to local amenities.

Inside, each room articulates a contemporary yet homely feel, from the hard-floored, fitted kitchen that invites culinary exploits with its five-ring hob and eye-level ovens, to the extensive 24ft living room which features a large wood burner fireplace and French doors opening to a lush garden.

There is a dedicated study, which ensures a comfortable work-from-home environment separate from the living areas. A utility room and a downstairs cloakroom, both hugely beneficial for family life, complete the ground floor living space.

As daylight fades, the allure of the four double bedrooms becomes apparent, each offering the warmth of neutral carpeting and the promise of restful nights. The master bedroom, stretching over 16ft, comes complete with an en-suite shower room, mirroring the convenience found in the second bedroom.



You'll also love the family bathroom which serves as a sanctuary with its standalone roll-top bath and separate shower, catering to all preferences for rejuvenation.

The thoughtfully landscaped rear garden is a versatile canvas for leisure, be it basking in the sun or enjoying a family barbecue. Its privacy is uncompromised, ensuring a peaceful retreat.

Own a car or often have visitors? - you'll appreciate the off-road parking provided by the driveway to the rear and a large double garage - loads of extra storage or to keep a car and great for storing, garden tools and bikes.

This home is not just a residence but a haven for those with children, falling within the catchment area of commendable schools. Positioned in an inviting community with convenient access to both the serenity of the countryside and the bustle of London city life, this property stands as a remarkable opportunity to experience the best of both worlds.

Arlesey and Flitwick train stations are within 5 miles and you can be in the centre of London in less than 45 minutes. If you fancy a trip to the seaside you can stay on for just over an hour longer and be in Brighton. For those commuting by road the A1(M) serves the town well and takes you North and South.

Do not let it slip by - schedule your viewing today to capture the essence of Gravenhurst living.



| ADDITIONAL INFORMATION

Council Tax Band - G

EPC Rating - TBC

| GROUND FLOOR

Living Room: Approx 24' 5" x 16' 2" (7.44m x 4.93m)

Kitchen / Diner: Approx 21' 1" x 15' 5" (6.43m x 4.70m)

Study: Approx 9' 5" x 9' 3" (2.87m x 2.82m)

Utility Room: Approx 6' 10" x 6' 3" (2.08m x 1.91m)

Downstairs Cloakroom: 6' 4" x 3' 2" (1.93m x 0.97m)

| FIRST FLOOR

Bedroom One: 16' 2" x 18' 1" (4.93m x 5.51m)

En-Suite: Approx 6' 5" x 5' 6" (1.96m x 1.68m)

Bedroom Two: Approx 13' 7" x 9' 9" (4.14m x 2.97m)

En-suite: Approx 5' 6" x 5' 6" (1.68m x 1.68m)

Bedroom Three: Approx 16' 2" x 9' 8" (4.93m x 2.95m)

Bedroom Four: Approx 15' 0" x 9' 8" (4.57m x 2.95m)

Bathroom: Approx 12' 2" x 7' 9" (3.71m x 2.36m)

| OUTSIDE

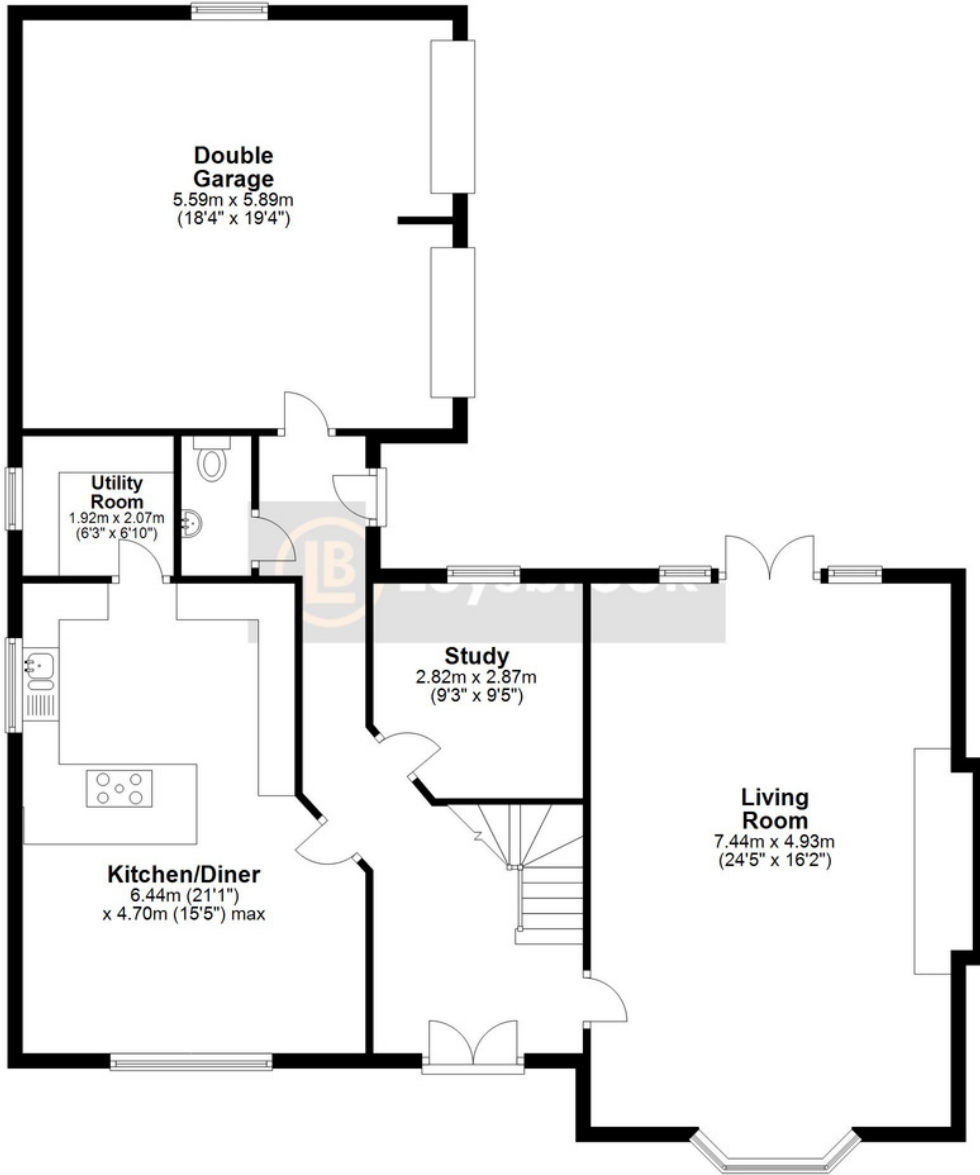
Garage: Approx 19' 4" x 18' 4" (5.89m x 5.59m)

Driveway providing off road parking and a wrap around garden



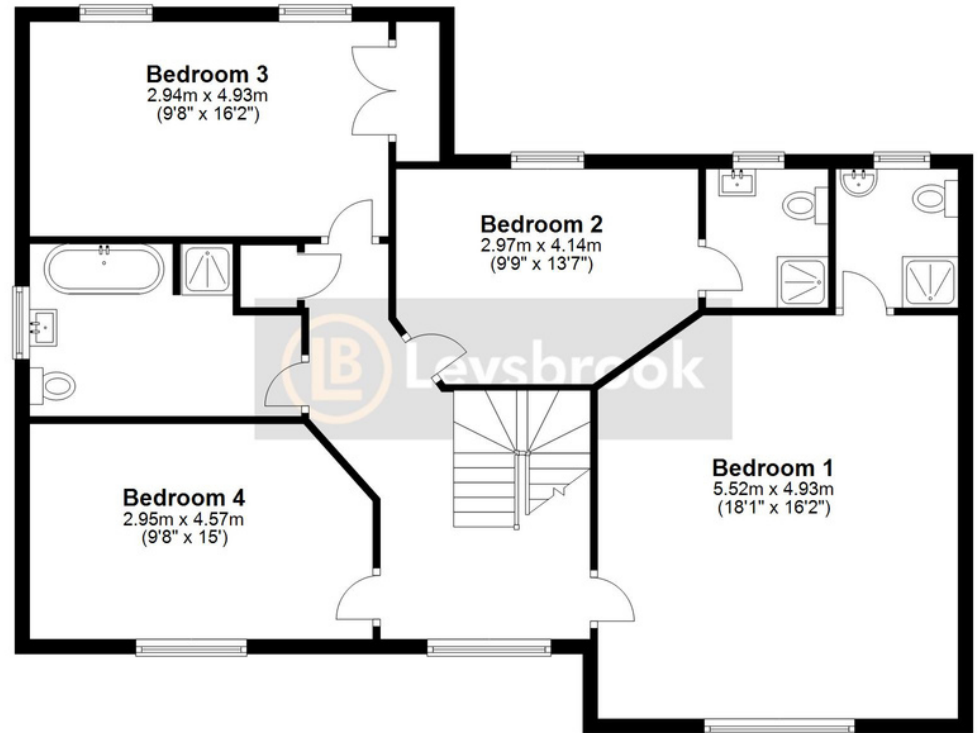
Ground Floor

Approx. 129.8 sq. metres (1397.6 sq. feet)



First Floor

Approx. 98.6 sq. metres (1060.9 sq. feet)



Total area: approx. 228.4 sq. metres (2458.6 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.
Plan produced using PlanUp.







Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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