



# Mulberry House, Church Road

Westoning,  
Bedfordshire, MK45 5JW  
£1,095,000

country  
properties



Mulberry House is set within a highly desirable location, with the current residents having owned the property since it was built in 1987. This impressive detached residence offers a generous 3,883 sq.ft of accommodation (inc. garage), featuring five reception rooms and five bedrooms. Entering through a spacious hallway, you are greeted by an impressive 25ft dual aspect living room with attractive fireplace, leading to the delightful conservatory style garden room, which in turn links the formal dining room. A dedicated study provides the perfect retreat for those working from home. The kitchen/breakfast room (plus utility) are well equipped with an extensive range of storage units, whilst integrated appliances ensure a streamlined look. Having space for relaxed dining and open access through to the cosy family room with vaulted ceiling, exposed timbers and inglenook style fireplace, this area of the home is perfect for the family to gather and relax. The galleried landing leads to all five bedrooms and family bath/shower room, the principal bedroom with a range of fitted furniture and spacious five piece en-suite including roll top bath and walk-in shower, providing both luxury and comfort. Established gardens with a variety of mature trees and shrubs are set to both the front and rear of the property, with the block paved carriage driveway providing ample parking in addition to the double garage with twin electric doors and versatile room plus WC above. EPC Rating: D.

- 3,883 sq.ft of accommodation (inc. garage)
- 25ft dual aspect living room
- Separate dining room plus garden room & study
- Fitted kitchen/breakfast room with adjacent utility
- Family room with vaulted ceiling and inglenook style fireplace
- Principal bedroom with spacious en-suite bath/shower room
- Four further bedrooms plus family bath/shower room
- Double garage with electric doors and games room with WC above
- Established gardens and carriage driveway
- Sought after location, close to open countryside







Set towards the end of Church Road, accessed via a private drive serving just four properties, Mulberry House is positioned just beyond the impressive Church, and minutes from delightful countryside walks. 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 recreation ground. The village has two churches, two public houses/restaurants and a social club. A garden centre with farm shop 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 (with trains to St Pancras within 45 minutes) and Junction 12 of the M1 (all within 2.2 miles), whilst London Luton International Airport is within 14 miles.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via brick and timber open porch with pitched, tiled roof and wooden front entrance door with opaque glazed leaded light effect insert. Double glazed leaded light effect window to front aspect. Two radiators. Decorative cornice and ceiling roses. Doors to living room, study, dining room, kitchen/breakfast room and to:

### CLOAKROOM/WC

Opaque double glazed leaded light effect window to front aspect. Two piece suite comprising: WC with high level cistern and corner wash hand basin with storage cupboard beneath. Heated towel rail. Decorative cornice and ceiling rose.

### LIVING ROOM

Dual aspect via double glazed leaded light effect windows to front and rear. Two radiators. Feature fireplace housing coal effect gas fire. Dado rail. Decorative cornice and ceiling roses. Picture lighting. Sliding patio door and steps down to:

## GARDEN ROOM

Feature arched double glazed windows and French doors to rear garden. Two electric radiators. Floor tiling. Steps up to leaded light effect sliding patio door to:

### DINING ROOM

Double glazed leaded light effect window to side aspect. Feature fireplace with timber mantel and coal effect electric fire. Radiator. Decorative cornice and ceiling rose. Door to kitchen/breakfast room.

### STUDY

Double glazed leaded light effect window to rear aspect/garden room. Radiator. Decorative cornice and ceiling rose.

## KITCHEN/BREAKFAST ROOM

Two double glazed leaded light effect windows to side aspect. Fitted with a range of base, drawer, wall mounted and larder style units (housing integrated refrigerator) plus matching display units with lighting. Marble work surface areas incorporating double butler style sink with mixer tap and routed drainer. Built-in range style oven with gas hob and extractor canopy over. Built-in microwave. Integrated dishwasher. Floor tiling. Decorative cornice. Radiator. Open access to family room. Door to:

### UTILITY ROOM

Part double glazed leaded light effect door to side aspect. Fitted with a range of wall and base mounted units with display shelving, plus larder cupboards (housing wall mounted gas fired boiler and two separate integrated freezers). Marble work surface area incorporating butler style sink with mixer tap and routed drainer. Floor tiling. Coving to ceiling.







## FAMILY ROOM

Dual aspect via double glazed leaded light effect windows to side and rear. Vaulted ceiling with exposed timbers and two skylights. Feature inglenook style fireplace with inset lighting. Radiator. Wood effect flooring. Door to inner lobby leading to double garage and first floor games room.

## FIRST FLOOR

### GALLERIED LANDING

Double glazed leaded light effect window to side aspect. Coving to ceiling. Built-in airing cupboard with linen shelving. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Dual aspect via double glazed leaded light effect windows to front and side. Two radiators with decorative covers. Coving to ceiling. A range of fitted furniture including wardrobes, display shelving, dressing table, storage units and over-bed canopy. Matching wall mounted mirror. Door to:

## EN-SUITE BATHROOM

Opaque double glazed leaded light effect window to side aspect. Five piece suite comprising: Double-ended roll top bath with mixer tap/shower attachment, walk-in shower with fixed rainfall style shower head and additional spray attachment, WC with concealed cistern and twin pedestal wash hand basins with mixer taps and vanity mirrors with lighting over. Wall and floor tiling. Two heated towel rails. Recessed spotlighting to ceiling.

### BEDROOM 2

Dual aspect via double glazed leaded light effect windows to side and rear. Radiator. Coving to ceiling.

### BEDROOM 3

Double glazed leaded light effect window to front aspect. Radiator. Fitted wardrobes and dressing table with bridging units providing additional storage above. Matching drawer unit. Radiator. Coving to ceiling.

### BEDROOM 4

Dual aspect via double glazed leaded light effect windows to side and rear. Radiator. Coving to ceiling.

### BEDROOM 5

Double glazed leaded light effect window to rear aspect. Radiator. Coving to ceiling. A range of built-in wardrobes.









## FAMILY BATHROOM

Two opaque double glazed leaded light effect windows to front aspect. Four piece suite comprising: Bath with mixer tap and separate pull-out shower attachment, shower cubicle with fixed rainfall style shower head, low level WC and feature wash hand basin with mixer tap. Wall and floor tiling. Traditional style heated towel rail/radiator. Recessed spotlighting to ceiling.

## OUTSIDE

### FRONT GARDEN

Laid to lawn with borders housing a variety of mature trees and shrubs. Enclosed by timber panelled/post and rail fencing and mature hedging.

### REAR GARDEN

Immediately to the rear of the property is a paved area leading to lawn. Low level walling with steps down to sunken garden with shaped patio seating area, lawn, shrub beds and gravelled walkway. Enclosed by timber fencing and brick walling. Side patio area with outside light and gated access to additional enclosed paved area with large storage shed and outside light.

### OFF ROAD PARKING

Block paved carriage driveway providing off road parking for several vehicles and access to double garage, with central rockery bed with various shrubs and mature tree. Feature lantern lighting. Established shrub borders and small lawn immediately to front of property. Wrought iron gates at either side of property providing access to rear garden.

## DOUBLE GARAGE

Twin electric up and over doors. Opaque double glazed leaded light effect windows to front and side aspects. Built-in storage cupboard. Power and light. Wall mounted boiler (serving two radiators in family room, plus two in games room). Door to:

## LOBBY

Door to family room. Stairs to first floor landing.

## FIRST FLOOR LANDING

Opaque double glazed leaded light effect window to side aspect. Door to:

## GAMES ROOM

Double glazed leaded light effect window to side aspect. Vaulted ceiling with exposed timbers. Two radiators. Door to:

## WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and wash hand basin with cold water tap plus water heater.

## AGENTS NOTE

The property is situated in a private road, the responsibility for which is shared equally between the four properties within it.

The double garage has undergone monitoring and repairs due to structural movement – A Certificate of Structural Adequacy is available.

Current Council Tax Band: G.





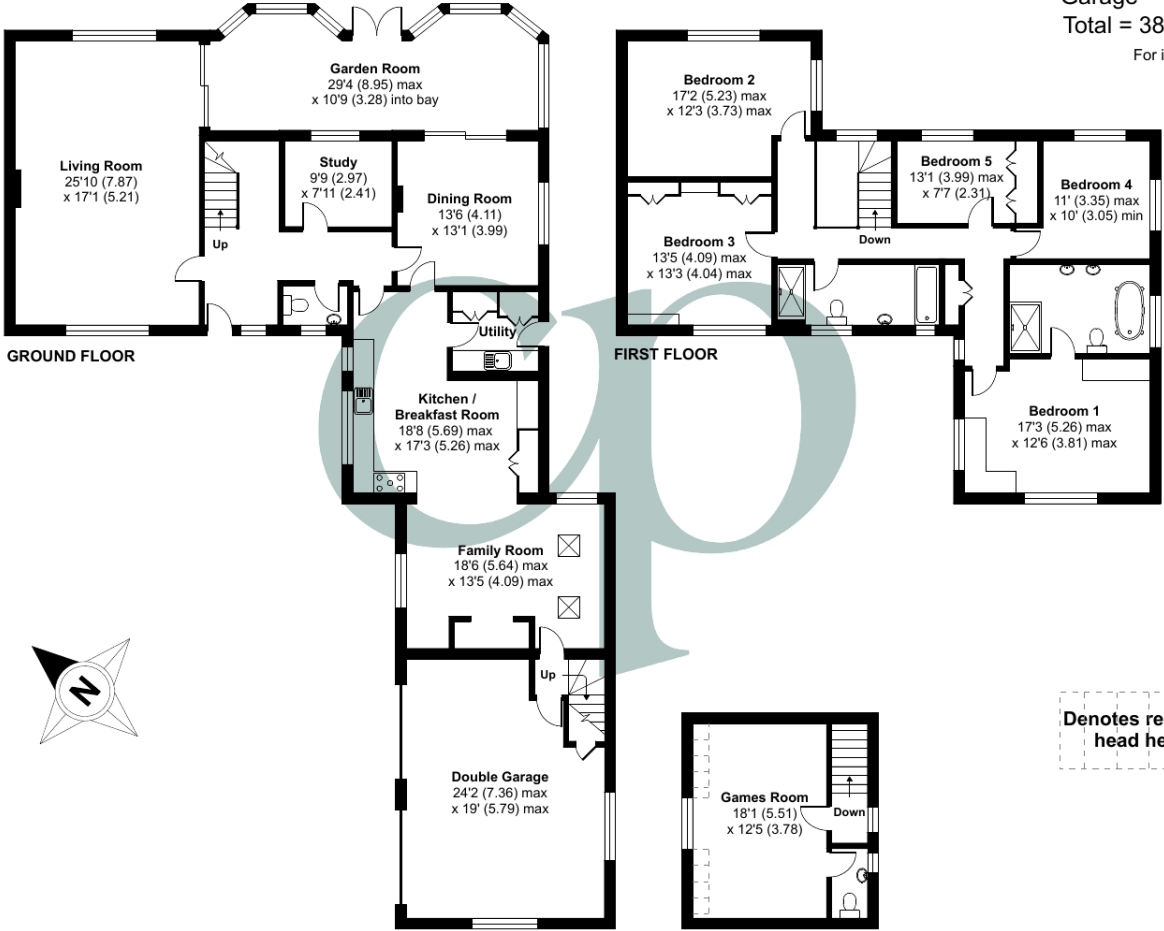




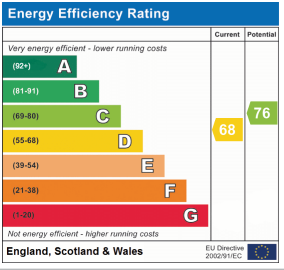


Approximate Area = 3417 sq ft / 317.4 sq m  
Limited Use Area(s) = 19 sq ft / 1.7 sq m  
Garage = 447 sq ft / 41.5 sq m  
Total = 3883 sq ft / 360.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Country Properties. REF: 1228154



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Viewing by appointment only

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