



# Aspen House

High Street, Greenfield,  
Bedfordshire, MK45 5DD  
£1,425,000

country  
properties

Set within a desirable village location and approached via a gated private drive, this impressive detached family residence sits on an established plot of approx. 2.5 acres (subject to survey). Having beautifully presented accommodation over three floors (totalling a generous 3684 sq.ft. approx.), the property features a 32ft open plan kitchen/dining/family room creating a wonderful entertaining space to gather with family and friends, having twin French doors leading directly to the attractive grounds. There is a dual aspect living room with dual fuel stove, separate sitting room and further reception which is currently used as a gym (but would make a great study for those working from home). A useful utility and shower room complete the ground floor accommodation. There are four bedrooms and a stylish family bathroom with four piece suite on the first floor, with the principal bedroom featuring an en-suite, walk-in wardrobe and French doors to a balcony/roof terrace, taking full advantage of the stunning views across the extensive gardens and woodland beyond. There are three further bedrooms on the second floor along with a WC. Parking for numerous vehicles is available at the front of the property, whilst a carport provides covered parking for two further vehicles in addition to the double garage/tractor store to rear. EPC Rating: D.

- Seven bedroom detached residence
- Three storey accommodation
- Two separate receptions plus study
- Principal bedroom with en-suite & balcony/roof terrace overlooking the attractive gardens
- Established plot of approx. 2.5 acres
- 32ft open plan kitchen/dining/family room
- Ground floor shower room, first floor bathroom & second floor WC
- Parking for numerous vehicles plus double carport and double garage/tractor store



The charming Mid Bedfordshire village of Greenfield has a public house and lower school as well as delightful countryside walks nearby. Commuters are well served via the mainline station at nearby Flitwick (approx. 1.2 miles) which provides a rail service to London St Pancras within 45 minutes. The historic Georgian market town of Ampthill lies approx. 3.2 miles distant and offers a Waitrose supermarket, variety of restaurants, boutique style shops and parkland, whilst the city of Milton Keynes is within 16 miles.

## GROUND FLOOR

### ENTRANCE PORCH

Accessed via wooden front entrance door with double glazed inserts and canopy porch over. Engineered wood flooring with underfloor heating. Door and opaque double glazed windows to:

### RECEPTION HALL

Central staircase to first floor landing with built-in storage cupboard beneath. Engineered wood flooring with underfloor heating. Recessed spotlighting to ceiling. Doors to sitting/games room, study, kitchen/dining/family room, utility room, shower room and to:

### LIVING ROOM

Dual aspect via two double glazed sash style windows to front and double glazed sash style window to rear. Recessed Stovax dual fuel stove. Tiled floor with underfloor heating. Television point. Recessed spotlighting to ceiling. Wall light points.

### SITTING/GAMES ROOM

Dual aspect via two double glazed sash style windows to front and double glazed sash style window to side. Engineered wood flooring with underfloor heating. Recessed spotlighting to ceiling.

### STUDY

Double glazed sash style window to side aspect. Engineered wood flooring with underfloor heating. Recessed spotlighting to ceiling.

### KITCHEN/DINING/FAMILY ROOM

Multi aspect via double glazed sash style window and twin multi pane style double glazed French doors with matching sidelights to rear with additional full-height double glazed sash style windows to front and side. A range of base and wall mounted units with granite work surfaces incorporating 1½ bowl sink with mixer tap. Space for range style oven (with extractor above) and American style fridge/freezer. Integrated dishwasher. Island unit with granite work surface, providing additional storage. Tiled floor with underfloor heating. Television point.

### UTILITY ROOM

Double glazed window and door to side aspect. Work surface area incorporating sink with mixer tap. Storage cupboard. Space for washing machine, tumble dryer and fridge/freezer. Boiler served by ground source heat pump. Tiled floor with underfloor heating. Recessed spotlighting to ceiling.



## SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Corner shower cubicle with rainfall style shower head, WC with concealed cistern and wash hand basin with mixer tap and storage cupboard beneath. Wall tiling. Underfloor heating. Recessed spotlighting to ceiling.

## FIRST FLOOR

### FIRST FLOOR LANDING

Two double glazed sash style windows to front aspect. Staircase to second floor landing with double glazed window to side aspect. Radiator. Recessed spotlighting to ceiling. Doors to four bedrooms and family bathroom.

### BEDROOM 1

Dual aspect via two double glazed sash style windows to side and multi pane style double glazed French doors with matching sidelights to rear, leading to balcony/roof terrace with delightful views across the gardens and woodland beyond. Walk-in wardrobe. Two vertical panel radiators. Recessed spotlighting to ceiling. Door to:

## EN-SUITE BATH/SHOWER ROOM

Opaque double glazed sash style window to side aspect. Five piece suite comprising: Bath with mixer tap, shower cubicle with rainfall style showerhead, WC with concealed cistern, bidet and wash hand basin with mixer tap and drawers beneath. Wall and floor tiling. Recessed spotlighting to ceiling. Heated towel rail.

### BEDROOM 2

Dual aspect via double glazed sash style windows to front and side. Radiator. Recessed spotlighting to ceiling.

### BEDROOM 3

Two double glazed sash style windows to front aspect. Large built-in wardrobe. Two radiators. Recessed spotlighting to ceiling.

### BEDROOM 4

Double glazed sash style window to rear aspect. Large built-in wardrobe. Radiator. Recessed spotlighting to ceiling.





## FAMILY BATH/SHOWER ROOM

Opaque double glazed sash style window to side aspect. Four piece suite comprising: Bath with mixer tap, oversized shower cubicle, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Recessed spotlighting to ceiling. Heated towel rail. Built-in airing cupboard housing water tank.

## SECOND FLOOR

### SECOND FLOOR LANDING

Double glazed skylight. Radiator. Walk-in storage cupboard. Recessed spotlighting to ceiling. Doors to three bedrooms and WC.

### BEDROOM 5

Five double glazed skylights. Radiator. Wood effect flooring. Recessed spotlighting to ceiling.

### BEDROOM 6

Double glazed sash style window to rear aspect. Radiator. Wood effect flooring. Recessed spotlighting to ceiling.

### BEDROOM 7

Two double glazed skylights. Radiator. Wood effect flooring. Recessed spotlighting to ceiling.

## WC

Double glazed skylight. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap, storage cupboard beneath and tiled splashback. Heated towel rail.

## OUTSIDE

### GROUNDS

Immediately to the rear of the property is a paved patio seating area with circular raised shrub bed and verandah with raised decked base (creating balcony/roof terrace above). Extensive lawned area with an abundance of mature trees and shrubs, previously incorporating a paddock of approx. 2 acres but now laid out as formal gardens. Ornamental pond with water feature. A range of useful outbuildings including a summerhouse, greenhouse/potting shed and two former stables. Raised vegetable beds. Cold water tap.

## OFF ROAD PARKING

Double wrought iron gates provide access to a private driveway leading to parking for numerous vehicles to the front of the property, plus attractive timber framed double carport with pitched, tiled roof. Outside lighting. A variety of trees and shrubs. Part enclosed by fencing and hedging. The driveway extends to the side of the property leading to a timber double garage/tractor store with pitched and tiled roof, twin double doors, power and light.

### AGENTS NOTE

A ground source heat pump supplies heating and hot water with additional electric underfloor heating. A pump system connects to mains sewerage.

Current Council Tax Band: H.



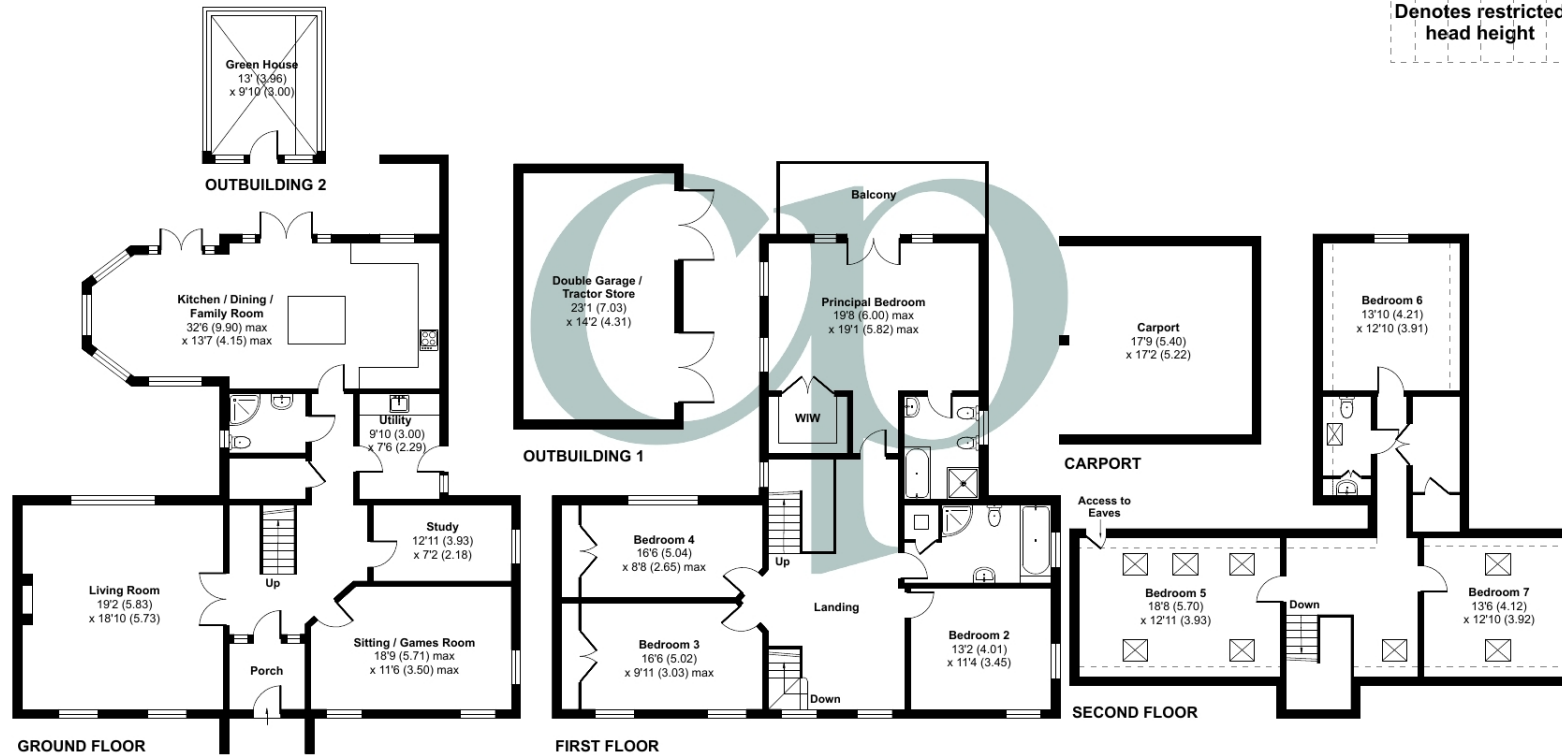




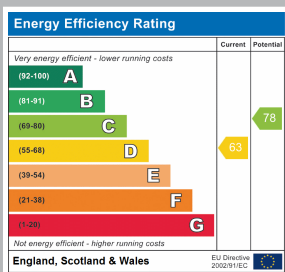
Approximate Area = 3684 sq ft / 342.2 sq m (excludes carport)  
Limited Use Area(s) = 112 sq ft / 10.4 sq m  
Green House & Double Garage / Tractor Store = 454 sq ft / 42.1 sq m  
Total = 4250 sq ft / 394.7 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Country Properties. REF: 1360234



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Viewing by appointment only

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