



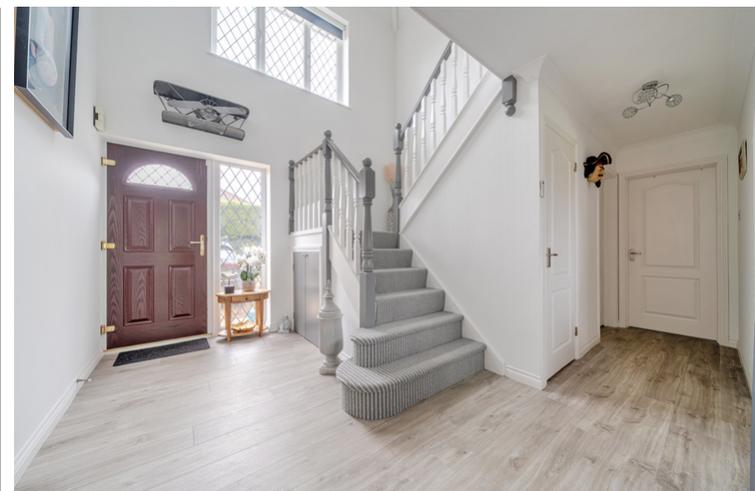
Highfields

Westoning,
Bedfordshire, MK45 5EN
£730,000

country
properties

Tucked away in a village cul-de-sac, this detached chalet-style home offers the perfect blend of space, style, and comfort, within a desirable location. The property is entered via an impressive double-height hallway with galleried landing above, and boasts a spacious 22ft living room, with patio door leading seamlessly to the south-westerly facing rear garden. There is a beautifully fitted kitchen/breakfast room, equipped with sleek quartz work surfaces and integrated appliances (as stated), making the space as practical as it is stylish. In addition, you'll find a separate dining room which provides a more formal setting for family meals or entertaining friends, and a guest cloakroom/WC. Offering great versatility, the ground floor also features a double bedroom with en-suite bath/shower room - perfect as a principal bedroom or for guests, a dependent relative, or even as a home office. The first floor comprises two additional double bedrooms, along with a modern shower room. With practicality at the forefront, the property also has the benefit of a garage with electric door and additional driveway parking. EPC: D.

- Impressive double-height entrance hall with galleried landing above
- 22ft living room with patio door to garden
- Fitted kitchen/breakfast room with quartz work surfaces & integrated appliances (as stated)
- Separate dining room plus ground floor cloakroom/WC
- Ground floor bedroom with en-suite bath/shower room
- Two further double bedrooms to first floor, plus shower room
- Enclosed rear garden with south-westerly aspect
- Garage with electric door, plus driveway parking



LOCATION

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 rest of 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 (approx. 1.6 and 2.6 miles respectively) with trains to St Pancras within 45 minutes. Junction 12 of the M1 is approx. 2.3 miles and London Luton International Airport is within 14 miles.

GROUND FLOOR

DOUBLE-HEIGHT ENTRANCE HALL

Accessed via front entrance door with opaque double glazed leaded light effect fanlight and sidelight. Radiator. Wood effect flooring. Stairs to first floor landing with built-in storage cupboard beneath. Open archway to dining room. Doors to living room, kitchen/breakfast room, bedroom 1 and to:

CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and storage beneath. Radiator. Wood effect flooring. Extractor.

LIVING ROOM

Double glazed window and sliding patio door to rear aspect, with electrically operated blackout blinds. Feature fireplace surround housing coal effect electric fire. Radiator.

DINING ROOM

Double glazed window to rear aspect with electrically operated blackout blind. Radiator. Wood effect flooring.



KITCHEN/BREAKFAST ROOM

Two double glazed leaded light effect windows to front aspect. Part opaque double glazed door to side aspect. A range of base and wall mounted units with quartz work surface areas. Double butler style ceramic sink with mixer tap. Tiled splashbacks. Built-in double oven and microwave. Integrated dishwasher, fridge/freezer and washer/dryer. Island unit with quartz work surface incorporating induction hob with ceiling mounted extractor over, extending to create a breakfast bar area, also providing additional storage and wine cooler. Cupboard housing gas fired boiler. Radiator. Wood effect flooring. Recessed spotlighting to ceiling.

BEDROOM 1

Double glazed window to rear aspect. Opaque double glazed window to side aspect. Radiator. Recessed spotlighting to ceiling.

EN-SUITE BATH/SHOWER ROOM

Opaque double glazed window to side aspect. Four piece suite comprising: Bath with mixer tap, shower cubicle with shower unit, close coupled WC and wall mounted wash hand basin with mixer tap and storage beneath. Wall and floor tiling (with electric underfloor heating). Heated towel rail. Recessed spotlighting to ceiling.



FIRST FLOOR

GALLERIED LANDING

Opaque double glazed leaded light effect window to front aspect with electrically operated blackout blind. Hatch to roof void. Built-in airing cupboard. Doors to two bedrooms and shower room.

BEDROOM 2

Double glazed window to rear aspect. Opaque double glazed leaded light effect window to side aspect. Two radiators.

BEDROOM 3

Double glazed window to rear aspect. Radiator. Door to walk-in wardrobe.

SHOWER ROOM

Opaque double glazed window to rear aspect. Wetroom style shower area with shower unit. Close coupled WC. Wall mounted wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

OUTSIDE

REAR GARDEN

South-westerly aspect. Immediately to the rear of the property is a generous paved patio seating area leading to lawn. Mature shrub borders. Outside lighting, cold water tap and power point. Enclosed by timber fencing with gated side access.

GARAGE

Electric up and over door. Two double glazed leaded light effect windows. Part glazed courtesy door. Power, light and cold water tap.

OFF ROAD PARKING

Gravelled frontage providing off road parking and access to garage. Paved pathway leading to gated side access. Various shrubs.

Council Tax Band: F.







Approximate Area = 1683 sq ft / 156.3 sq m (excludes void)

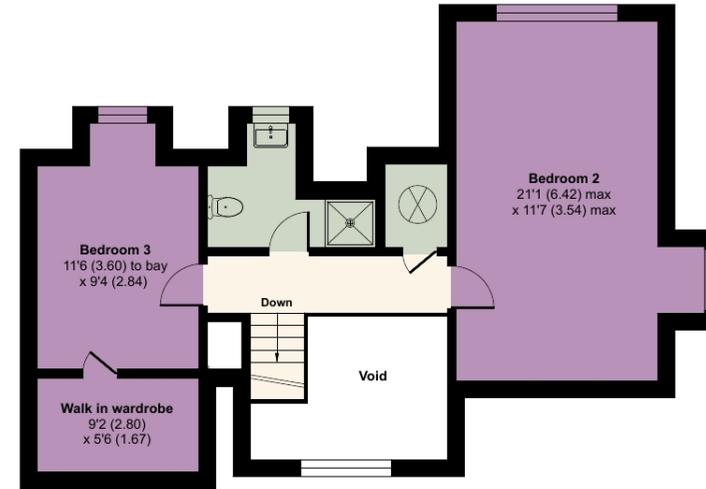
Garage = 217 sq ft / 20.1 sq m

Total = 1900 sq ft / 176.4 sq m

For identification only - Not to scale



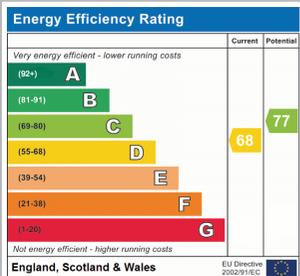
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Country Properties. REF: 1415102



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

country
properties