



Brook Lane

Flitton,
Bedfordshire, MK45 5EJ
Offers Over £700,000

COUNTRY PROPERTIES
PART OF HUNTERS

Set on a plot of approx. 0.27 acres within the village conservation area and enjoying views of the Church, this delightful family home offers the perfect blend of character features (including an impressive inglenook fireplace and a wealth of exposed beams) alongside a contemporary extension creating an impressive open plan kitchen/dining/family room. At a generous 26'11" x 21'11" (max), this fantastic room is the perfect space for the family to gather and entertain featuring bi-fold doors leading to an elevated decked terrace with views across the extensive gardens, part vaulted ceiling and dual fuel stove. In a cosy 'cottage-style', the remainder of the accommodation includes a living room with additional dual fuel stove, separate study (ideal for working from home) and useful utility/shower room, whilst the first floor offers four bedrooms (the principal with vaulted ceiling and dressing area) plus a family bathroom. The established outside space includes a formal lawned garden with patio seating area and pond, vegetable garden and areas to encourage wildlife. A versatile outbuilding provides a garden cabin/office plus workshop, with potential for further development in the garden (subject to planning and access rights). Off road parking is provided via the driveway to front with electric vehicle charging point. EPC: C.

- The perfect blend of character with a contemporary extension
- Fabulous open plan kitchen/dining/family room
- Cosy living room with Inglenook fireplace and exposed beams
- Useful utility/shower room
- Separate study (ideal for home working)
- Four bedrooms (the principal with vaulted ceiling and dressing area)
- First floor family bathroom
- Extensive gardens with elevated decked terrace
- Versatile outbuilding (garden office/workshop)
- Off road parking with EVCP



LOCATION

The property is located just 100 yards from the impressive Grade I Listed Church of St John The Baptist and 'The White Hart' restaurant and bar. The charming Mid Bedfordshire village of Flitton has a further public house/restaurant and also benefits from surrounding countryside and moorland providing delightful walks. A village hall with recreation ground is shared with the neighbouring village of Greenfield, with its highly regarded Lower School which has the Ofsted rating of 'Outstanding' (approx. 0.9 miles). The local school bus for Arnold Middle and Harlington Upper stops at the top of the lane, as well as the bus service for Bedford's private Harpur Trust schools. Commuters are well served via the mainline rail station at nearby Flitwick (approx. 2.4 miles) which provides a rail service to London St Pancras within 50 minutes. The historic Georgian market town of Ampthill lies approx. 4 miles distant and offers a Waitrose supermarket, variety of restaurants, boutique style shops and parkland, whilst the city of Milton Keynes with a vibrant theatre district and shopping centre is within 17 miles.

GROUND FLOOR

ENTRANCE PORCH & INNER LOBBY

Accessed via stable style front entrance door with glazed panel. Double glazed leaded light effect window to side aspect. Exposed ceiling beams. Door to study. Opaque glazed door to:

LIVING ROOM

Double glazed leaded light effect window to front aspect. Feature Inglenook fireplace housing dual fuel stove. Radiator. Exposed ceiling beams. Built-in cupboard and shelving. Wall light points. Floor tiling. Open tread staircase to first floor landing. Door to:

KITCHEN/DINING/FAMILY ROOM

Dual aspect via double glazed windows and door to side and bi-fold doors to rear leading out to raised decked terrace, enjoying views across the rear garden. Part vaulted ceiling with two skylights. A range of base and larder style units with work surface areas. Space for range style oven (with extractor over) and American style fridge/freezer. Island unit incorporating stainless steel double sink with mixer tap and routed drainer, additional storage and breakfast bar. Feature dual fuel log burning stove set on hearth. Exposed wall timbers. Recessed shelving. Wood flooring. Door to:

UTILITY/SHOWER ROOM

Opaque double glazed leaded light effect window to side aspect. Three piece suite comprising: Shower cubicle, close coupled WC and wash hand basin with mixer tap and storage beneath. Work surface area with space for washing machine and further appliance below, and wall mounted unit over. Heated towel rail. Floor tiling. Door to:

STUDY

Dual aspect via double glazed leaded light effect windows to front and side. Radiator. Door to inner lobby.



FIRST FLOOR

LANDING

Light tunnel. Doors to all bedrooms and family bathroom.

BEDROOM 1: DRESSING AREA

Fitted wardrobes. Radiator. Open access to:

BEDROOM 1

Double glazed window to rear aspect. Vaulted ceiling with skylight. Exposed wall timbers. Radiator.

BEDROOM 2

Dual aspect via double glazed leaded light effect windows to front and side. Built-in wardrobes. Exposed wall timber. Radiator. Hatch to loft.

BEDROOM 3

Double glazed leaded light effect window to front aspect. Radiator.

BEDROOM 4

Double glazed window to rear aspect. Radiator. Exposed floorboards.

FAMILY BATHROOM

Double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall tiling. Radiator. Built-in airing cupboard housing gas fired boiler and linen shelving. Exposed floorboards.



OUTSIDE

FRONT GARDEN

Mainly laid to lawn with shrub borders. Outside light. Gated side access.

REAR GARDEN

A raised decked terrace leads directly from the kitchen/dining/family room, enjoying views across the extensive garden with steps leading down to a paved patio and garden pond. With an abundance of mature trees and shrubs, the sizeable garden is divided into zones including a formal lawned garden with versatile outbuilding, vegetable garden with raised beds, garden shed, greenhouse and chicken coop, plus areas to encourage wildlife.

GARDEN OFFICE & WORKSHOP

This versatile outbuilding is divided into two areas, each with doors and windows to garden, power and light.

OFF ROAD PARKING

Driveway providing off road parking. Electric vehicle charging point.

Current Council Tax Band: E(i).

WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market; Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

Details of the solicitor/conveyancer acting for you in your purchase.

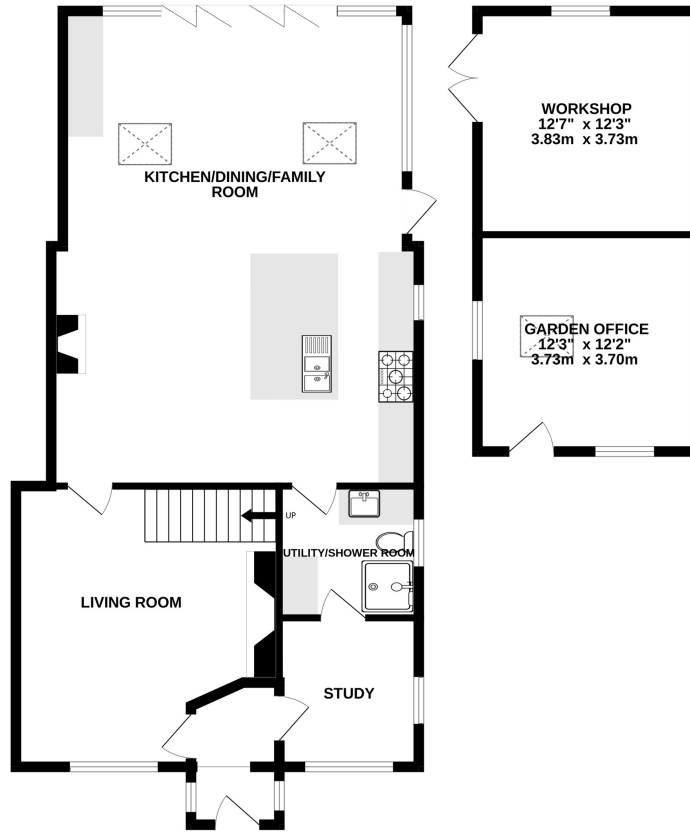
A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.

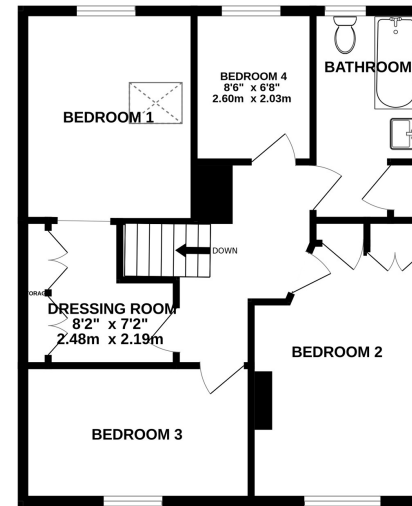




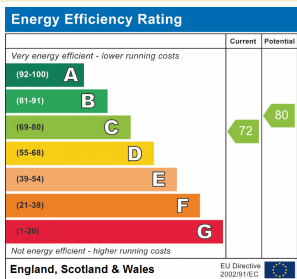
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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