

6 Hunters Close

Clapham, Bedfordshire MK41 6FG



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Attractive, Detached Bungalow, Close to Every Facility, with Land that Provides Exciting Possibilities

A good-looking, turn-of-the-millennium, detached home, all on one level, with three bedrooms, plus a nursery-sized bedroom/study, and three quarters of an acre that might allow all kinds of exciting options. Set in a quiet close in Bedfordshire's riverside village of Clapham, with a lovely garden at the front too, as well as a garage and driveway parking for at least 4 cars, this is a home that can be a joy for everyone from grandchild to grandparent, or perhaps the whole family together.

Clapham is close to the A6, just two or three miles from the County town of Bedford, which means you can easily zip to the station for fast trains to London in under 40 minutes, to the world-renowned Harpur Trust private schools and to the outstanding Free School. The larger supermarkets and shops, sports clubs and music venues, cinema and theatre, as well as pubs and restaurants are all minutes away. The village is about 16 or 17 miles equidistant of Milton Keynes and Rushden Lakes shopping centres.

There is, however, so much in the village itself. Close to the Anglo-Saxon Church of Saint Thomas of Canterbury is the Woodland Manoir Hotel & Restaurant where, on a special occasion, you might treat yourself to afternoon tea, perhaps after a round at the adjacent Bedford and County Golf Club, which is set in the beautiful surrounding countryside. The village hall and playing fields provide a hub for community events, sports, family gatherings and social activity. There's also a thriving scout group in the Methodist Hall. Towers Health & Racquets Club is just 1.5 miles along the road.

Two pubs, each offering something different, are in the village, one just 500 yards from your front door, along with one of two small supermarkets. Surgery, pharmacy, takeaways and beauty salon are all within a short stroll. Wander amongst the wildlife in the ancient Clapham Park woodland. Take time out in Riverside Gardens, fishing or just relaxing watching the swans glide gracefully by, cattle grazing on the opposite bank. All this within yards of your new home.



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AT A GLANCE

NO UPPER CHAIN:

3 bedrooms, plus nursery/study, 2 shower rooms::

- Main bedroom suite, with dressing area and shower room – French doors to terrace
- 3 further bedrooms, including 1 with built-in double wardrobe and 1 nursery-sized bedroom that has been used as a study, with fitted cupboards/shelving
- Shower room
- Kitchen/Breakfast room, with 1.5 bowl, single drainer stainless steel sin and waste disposal unit, integrated dishwasher, double electric oven, 5-burner gas hob and integrated 70/30 fridge/freezer
- Utility room, with single bowl, single drainer sink, and spaces for washer and dryer – door to outside side area for laundry/bins etc
- Dining room
- Sitting room, with Burley flueless gas fire and fire surround – French doors to terrace
- Hall, with built-in coat and shoe cupboard
- Loft, boarded storage space, with ladder and light
- Mains gas central heating – Please note that Worcester boiler needs replacing / Aircon to sitting room / Alarm system / Full double glazing
- Garage, with electric door / Driveway parking for at least 4 cars / Double wooden gates lead to further, wide area with 2 wooden sheds to side of house
- Gardens front and back, with orchard – covenant determines development potential (0.75 acres) / Flood risk classed as 'very low' (the lowest possible)

FURTHER FACTS & FIGURES

- Full fibre 900 broadband availability (BT's best service) / Council tax band: F / EPC rating: tbc
- Bedford Station: 3 miles – trains to London: 39 minutes
- School catchment: Ursula Taylor C of E Primary: 1400 yards / Lincroft Academy: 1 mile / Private schools in Bedford
- In village: Shops; Surgery; Pharmacy, Pubs; Golf Club / Towers Health & Racquets Club – 1.5. miles



Not only are you away from the hustle and bustle of the village High Street in a peaceful close, but your super-looking new home is also set well back from the road behind a wide stretch of lawn. Two small trees, the star-leafed Sweetgum and a Pillar Apple dripping in mistletoe for your first Christmas here, vie to outdo each other with their changing colours culminating in vibrant autumn reds, oranges and yellows.

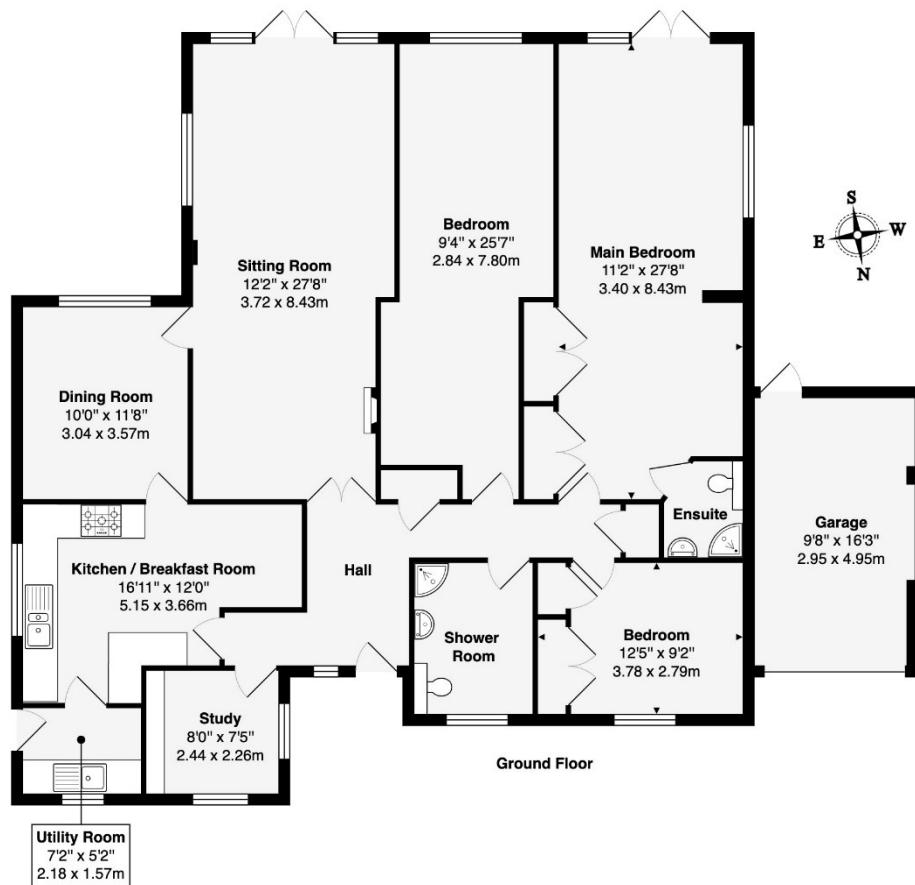
Beautiful roses climb the red brick walls, nodding their bee-friendly heads toward beds of lavender, tulips, foxgloves and aquilegias, with a mass of scented hardy geraniums mingling with Mexican orange blossom in a delightful approach to your front door.

Once inside, it's soon clear that you don't want for space and natural light. Extended rooms, with their high ceilings, provide oodles of flexible space, all on one level, from the spacious hall at the front, with its large, built-in coat and shoe cupboard, to the bedrooms at the back. Depending on your needs, though, you still have exciting options for adding value in the future.

You might wish to remove the wall between the dining room and kitchen and create a fabulous hub of the home for eating, drinking, relaxing and entertaining. Your peaceful sitting room and main bedroom suite are already huge. Both open through French doors to the terrace. How lovely to have breakfast in bed on a summer's weekend with the doors open to the garden, a little pond just beyond the terrace that has ambitions to become a larger, wildlife water paradise.

Post and rail fencing to either side of a garden large enough for a marquee or two, stretches as far as the eye can see. Buddleia, Red Robin and blossoming Spiraea at the top give way to an old orchard, producing all the apples, cherries and plums that you could ever want. Children have all the space in the world to kick a ball around, but they can camp and climb trees too, in a copse of beautiful silver birch, maple, hawthorn and willow. A covenant prevents certain development, but there are still endless possibilities, from business to multigenerational family living. Quite an opportunity!





Area of House: 1661 ft² ... 154.3 m²

Area of Garage: 169 ft² ... 15.7 m²

Total Area: 1830 ft² ... 170 m²

This brochure, including the boundary and floor plans (not to scale), is a guide only and nothing within it forms part of an offer or contract. All dimensions are approximate.

ARTISTRY
PROPERTY AGENTS



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To discuss this unique home or one you wish to sell, please contact us.

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