

Grange Farm Close

Upper Dean



CHARLES
ORLEBAR



Nestled in the picturesque village of Upper Dean, these four exclusive new build homes on Grange Farm Close are true gems waiting to be discovered, offering the epitome of luxury living in this sought-after North Bedfordshire village.

Situation

(Distances and times are approximate)



Beyond the walls of these exquisite homes lies the charming village of Upper Dean, where beautiful country walks beckon right at your doorstep. Upper Dean benefits from a local pub, a primary school, a cricket club and a strong sense of community too. Enjoy the tranquillity of rural life while still being within easy reach of shops at Kimbolton, Rushden Lakes and Bedford.



Kimbolton School an HMC co-educational independent day and boarding school based in Cambridgeshire is 4.3 miles away and a 9-minute drive.



The train station in nearby at Bedford, making it an ideal location for commuters.



Road links are also excellent with the A14 and A1 within easy reach.



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Crafted to perfection these stunning homes built from reclaimed bricks boast a high specification that is sure to impress even the most discerning buyer. From the air source heat pump with underfloor heating to the top-of-the-line Bosch appliances and Quooker tap in the kitchen, to Villeroy and Boch sanitary ware, every detail has been carefully considered to provide the utmost comfort and convenience.

Step inside to be greeted by UV treated engineered oak flooring, oak internal doors and an impressive oak and glass staircase. The spacious open-plan layout is perfect for family living, with additional separate reception rooms offering versatility and space for all your needs. Each property has four bedrooms, the principle with a dressing room and en suite, double room with en suite and two further bedrooms serviced by a family bathroom.

Don't miss this opportunity to own a piece of luxury in a perfect village setting - book your viewing today and make this dream home a reality.



Outside

Just over four miles from Kimbolton school are these four individual and detached brand new homes. A paved private driveway leads to the front of each property with ample parking, cart lodge garaging or a double garage. Each garden is fully enclosed, with a grass lawn area and backs onto undulating farmland.

Property Information

Tenure: Freehold.

Services: Mains electricity, water and drainage.
Air source heat pumps.

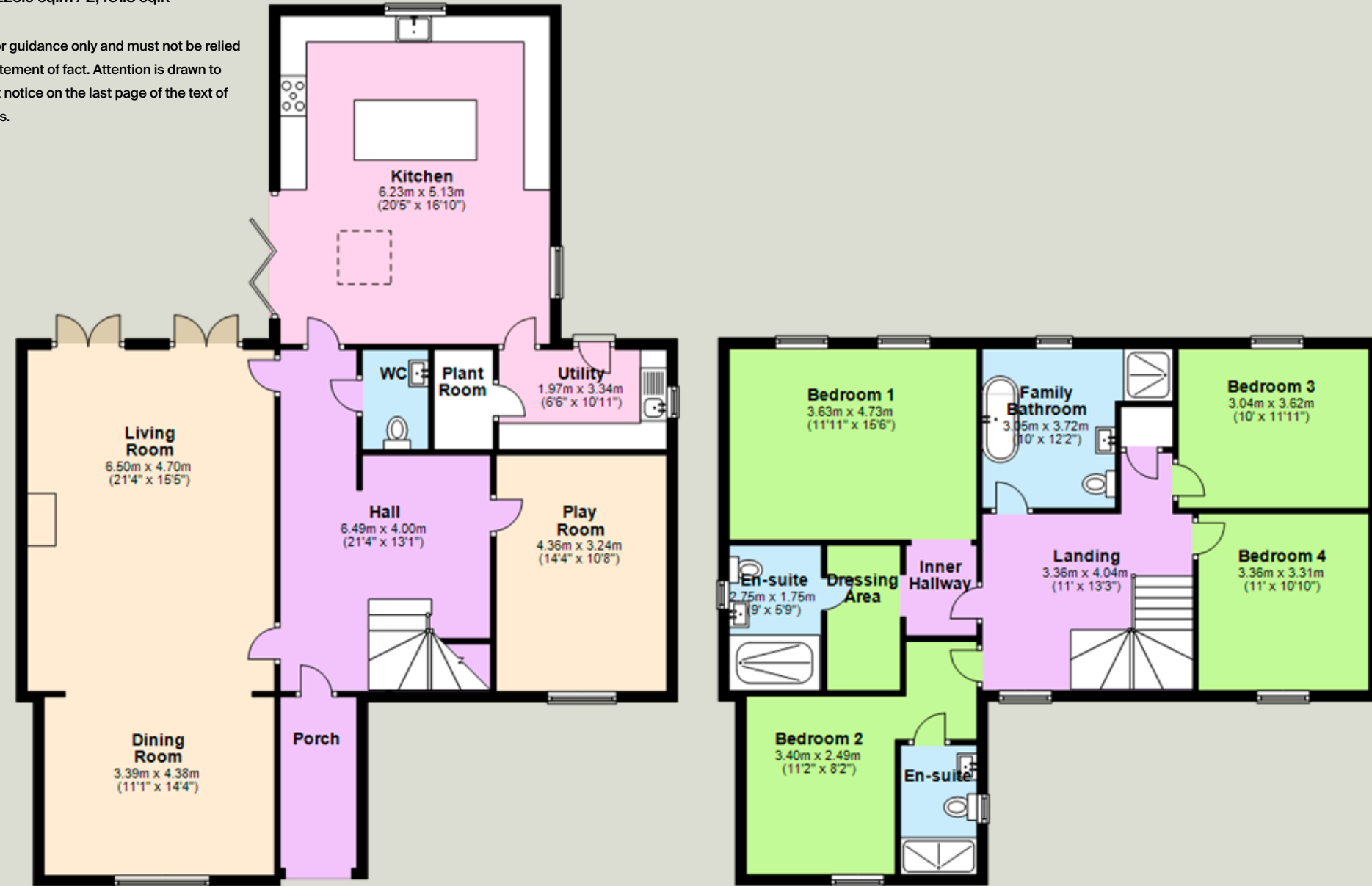
Local Authority: Bedford Borough Council

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP and Charles Orlebar.

FLOOR PLAN - ASH HOUSE

Approximate Gross Internal Floor Area
Total Area: 225.9 sq.m / 2,431.8 sq.ft

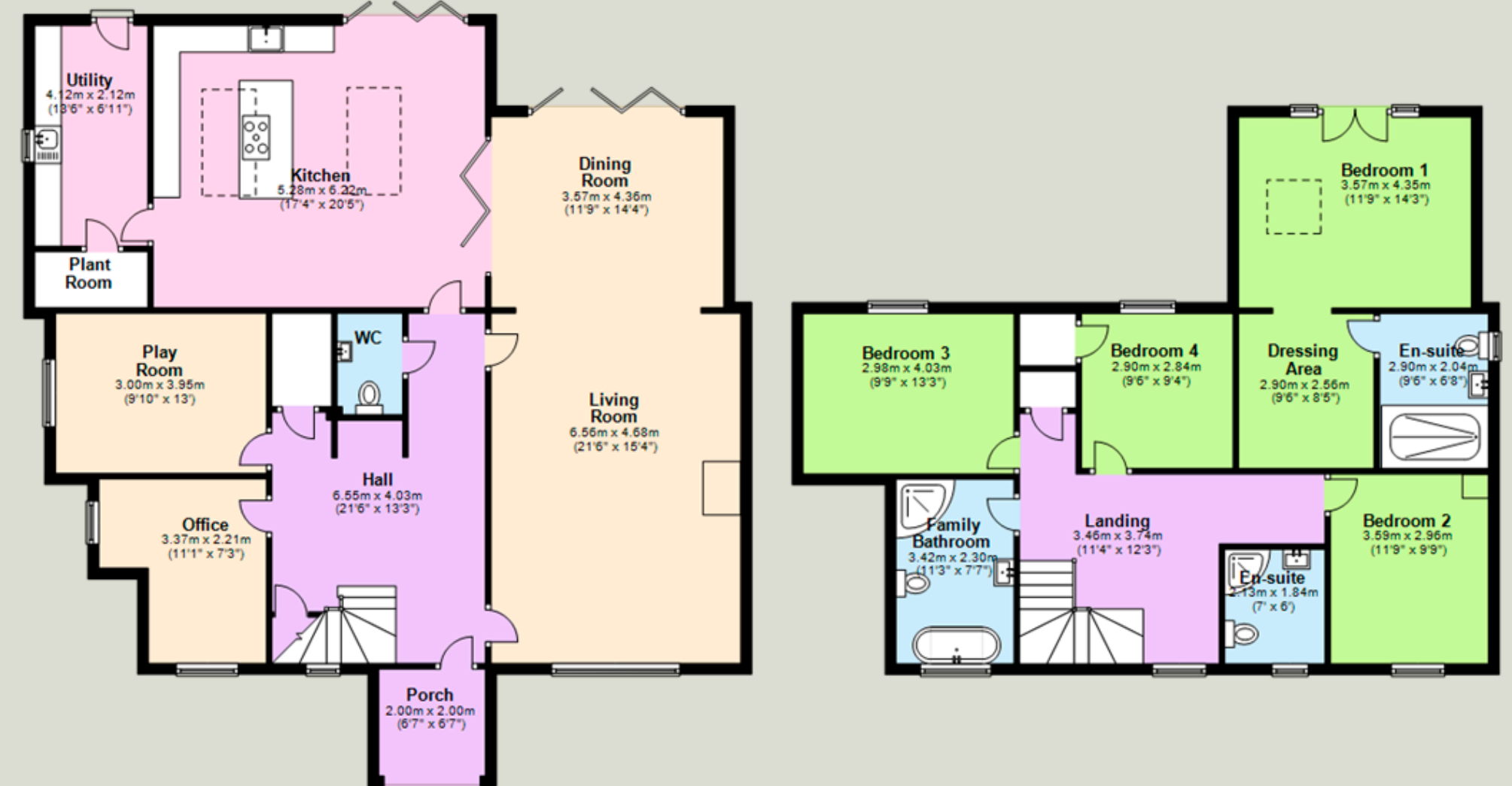
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



FLOORPLAN - BIRCH HOUSE

Approximate Gross Internal Floor Area
Total Area: 234.5 sq.m / 2,524.2 sq.ft

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FLOOR PLAN - LIME HOUSE

Approximate Gross Internal Floor Area
Total Area: 227.9 sq.m / 2,453 sq.ft

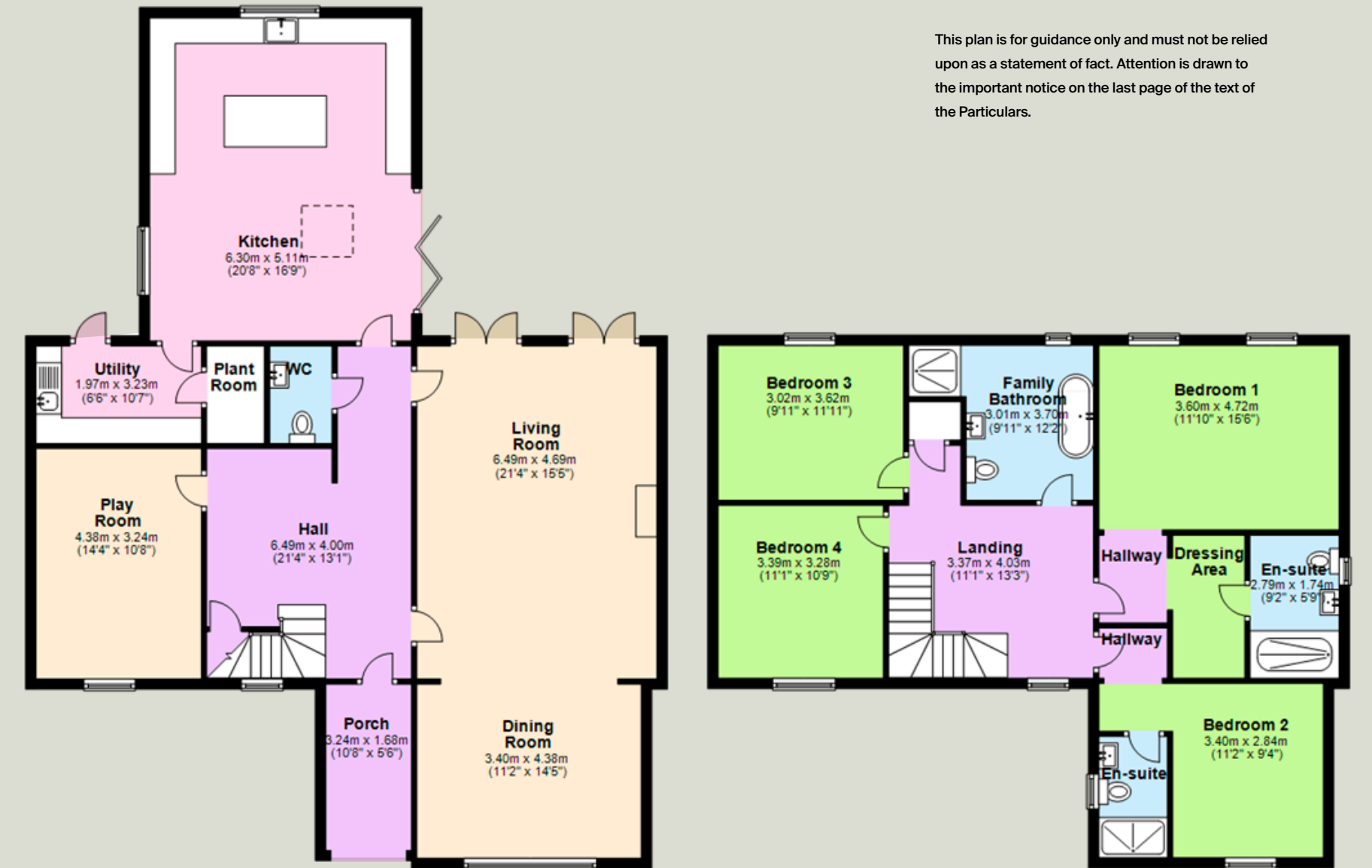
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FLOOR PLAN - MAPLE HOUSE

Approximate Gross Internal Floor Area
Total Area: 227.4 sq.m / 2,448 sq.ft

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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