

# CHARLES ORLEBAR



GRANGE FARM CLOSE

Nestled in the picturesque village of Upper Dean, these three exclusive new build home on Grange Farm Close is a true gem waiting to be discovered. These family properties offers the epitome of luxury living in this sought-after North Bedfordshire village.

Maple House



Ash House



Birch House







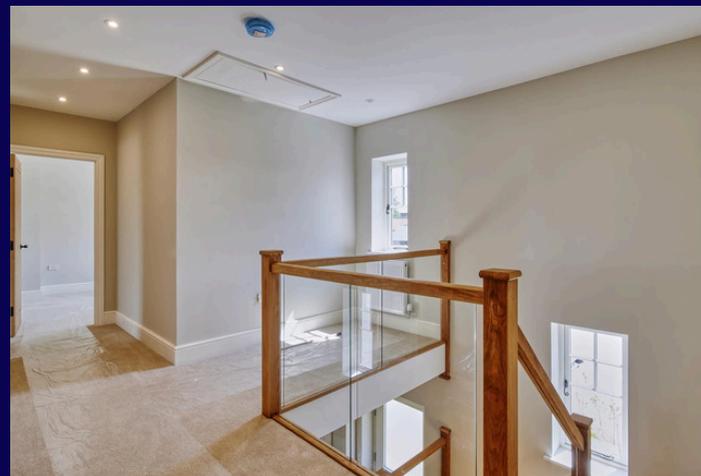
## Property Information

Crafted to perfection these stunning homes built from reclaimed bricks boasts 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 the warm embrace of 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.

Beyond the walls of this exquisite home 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 ;and 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.

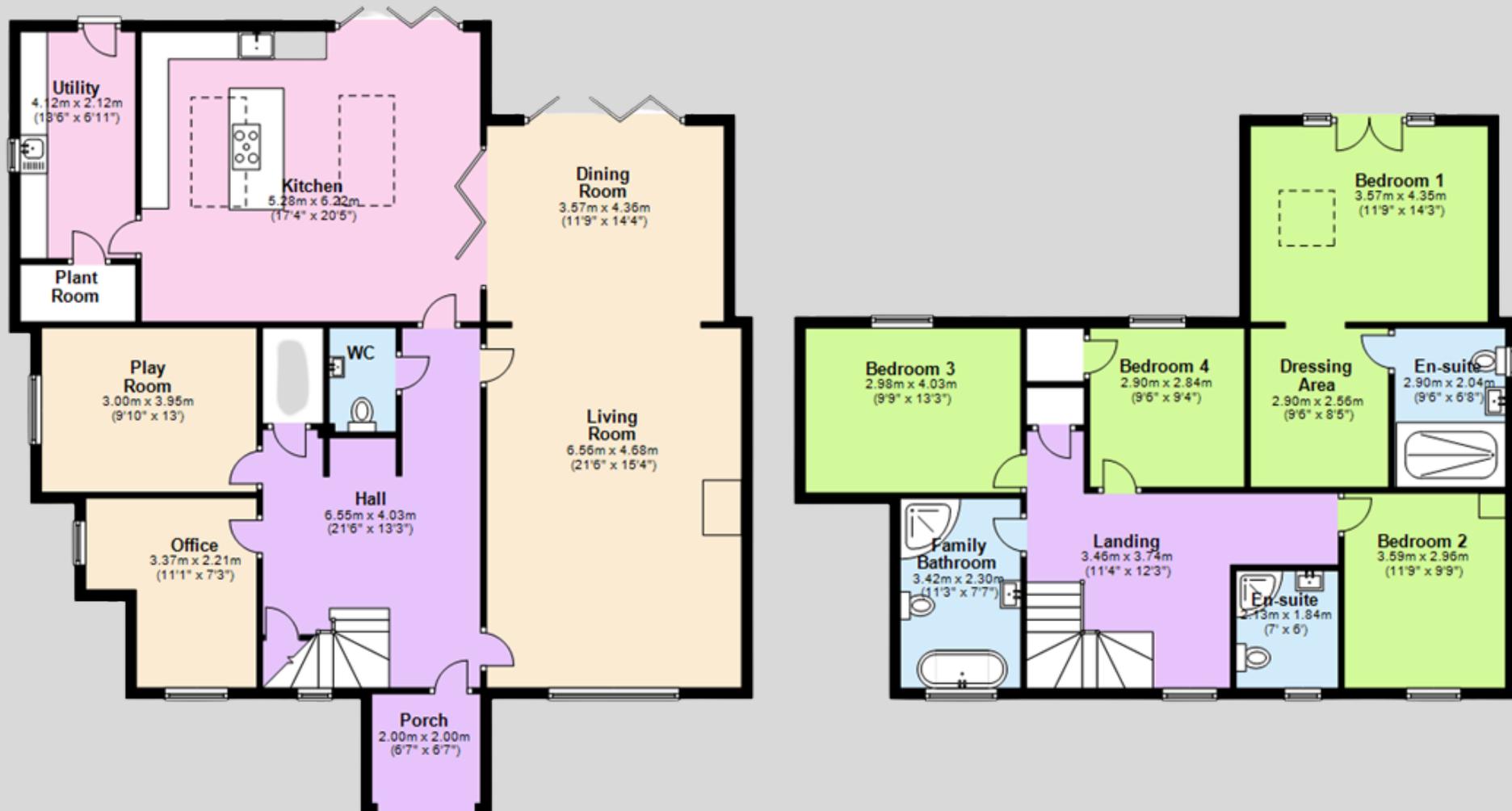




Local Authority - Bedford Borough Council  
Tenure - Freehold  
Services - mains electricity, water and drainage. Air source heat pumps  
Broadband - full fibre broad band (fttp)

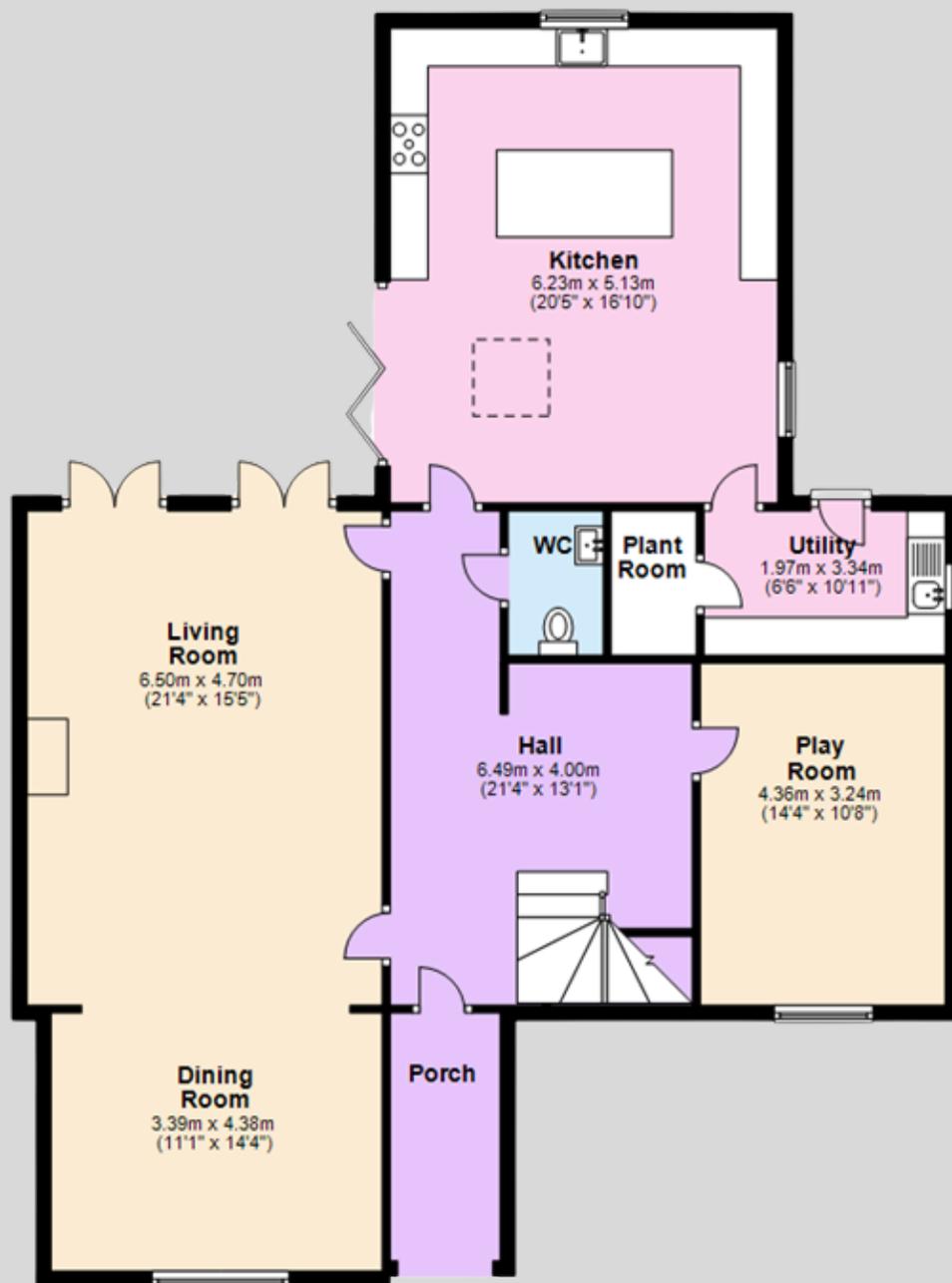
# Birch House

Approximate gross internal floor area  
Total area: 234.5.9 sq.m / 2524.2 sq.ft  
EPC: B86



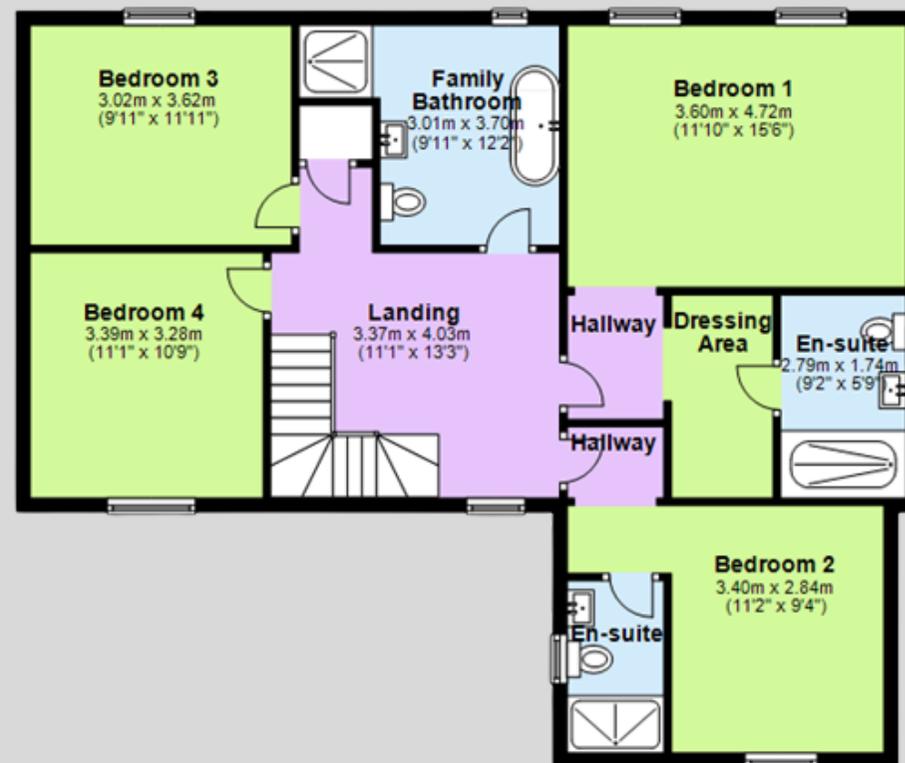
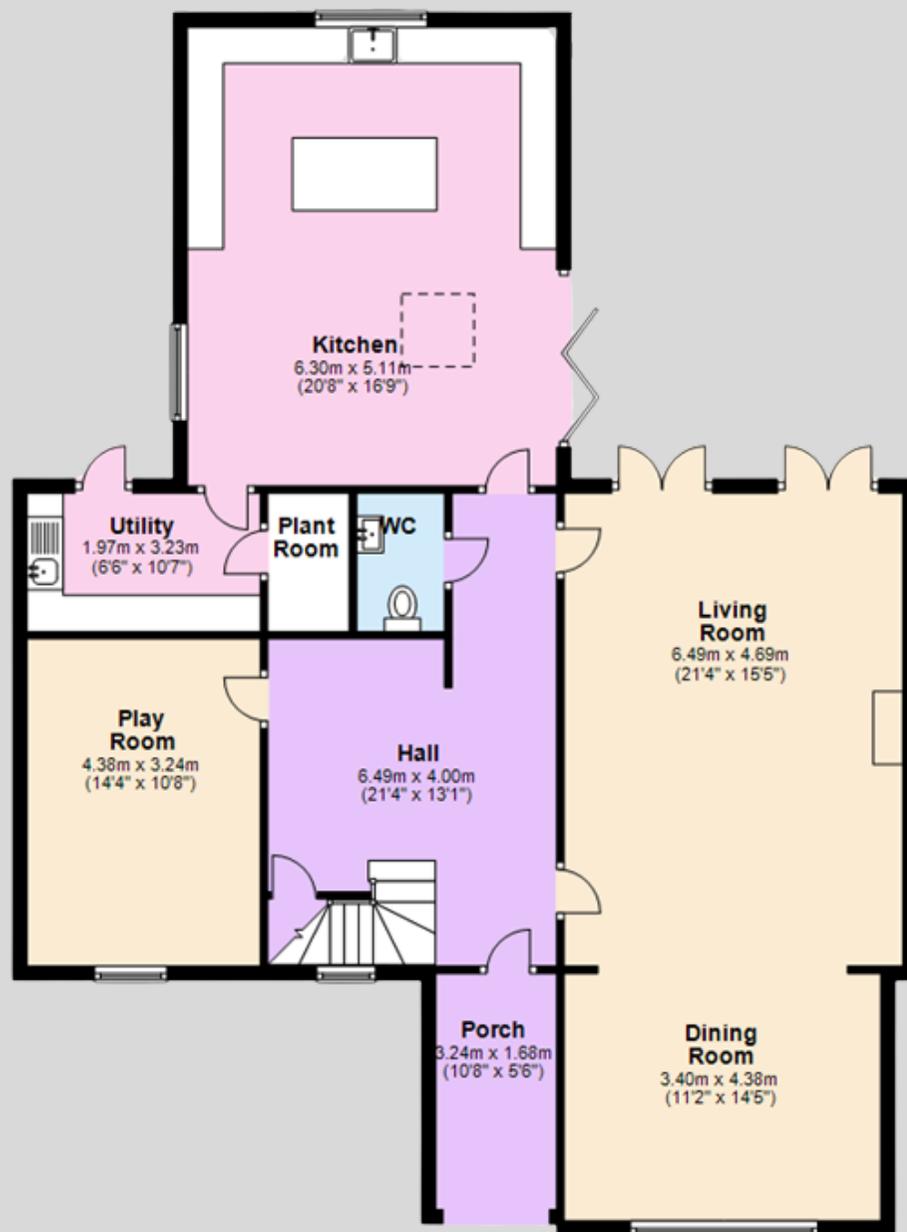
# Ash House

Approximate gross internal floor area  
Total area: 225.9 sq.m / 2431.8 sq.ft  
EPC: B86



# Maple House

Approximate gross internal floor area  
Total area: 227.4 sq.m / 2448 sq.ft  
EPC: B86



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*let's get in touch*

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