



# Chapel House, 1c Cranfield

Astwood MK16 9JU

FINE & COUNTRY

# Chapel House, 1c Cranfield Road

Astwood MK16 9JU

A substantial family home built some 30 years ago and occupied by the initial owners of the property. The property enjoys a non estate location in close proximity to open countryside. The property is double glazed throughout with oil fired central heating and an integral garage. Off road parking for 3 to 4 cars is also available to the front of the property and a fully fenced sheltered and private garden is located to the rear. Superb location for commuting to London from Milton Keynes and Bedford. Also fantastic choice for schools locally and further afield in Sharnbrook and Bedford.

The accommodation comprises: Entrance porch, Entrance hall, Cloakroom, Lounge, Dining room, Study and TV/Playroom, Utility room, 5 bedrooms, Two en suite facilities and a family bathroom. Sheltered and private gardens to the rear.

## Ground floor

A paved footpath approaches the entrance porch which has internal exposed brickwork, double aspect windows and tiled flooring. A further door opens into the hallway which has doors off to the principal rooms and a cloakroom which has a washbasin and WC. with half height wall tiling and an Opaque glazed window.

The sitting room has an open fireplace set within a wood surround with marble inlay and hearth. Glazed double doors with matching side panels open to the garden. Flooring is in laminated wood. Small pane double doors open to the dining room which again has laminated wood flooring and a window overlooking the rear garden.

The kitchen has an excellent range of fitted cupboard units to base and high levels with an integrated "Neff" double oven, dishwasher and "Bosch" ceramic halogen hob with extractor hood over. There is more than ample work surface space and a door to the side of the property.

Completing the accommodation on the ground floor is a study with an adjoining playroom/TV room. beyond this is a utility room where the oil fired boiler is located alongside a single bowl sink unit. Plumbing is installed for a washing machine and there is a door to the garden..

## First floor

The staircase rises from the hallway to a landing area which has an airing cupboard and offers access to the loft space. There are 5 bedrooms. The master suite has a dressing area, walk in storage cupboard and an en suite providing a bath with shower attachments both hand and overhead behind a glazed screen. This bathroom is fully tiled with a washbasin and WC. The guest bedroom has built in wardrobes and a shower room en suite further comprising a WC and wash basin. There are 3 additional bedrooms two with views over open countryside to the front. The family bathroom has a bath with shower enclosed behind a glazed screen, heated towel rail, washbasin and WC.





## Outside

To the front of the property is a pea gravel drive offering access to a single integral garage and off road parking for additional vehicles. A paved footpath to the side leads to a fully fenced, private and secluded garden at the rear. The garden has a well tended lawn with various fruit trees inclusive of apple and cherry, a seating area and paved patio.. We understand the blossom in Spring is fairly amazing. A useful timber shed stands to one corner with a gateway opening to a greenhouse at the rear.

## Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.

## Note to purchaser/s

"Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients, to include financial services and solicitor recommendations, for which we may receive a referral fee, typically between £0 and £200.

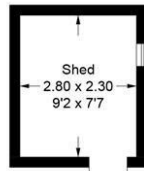






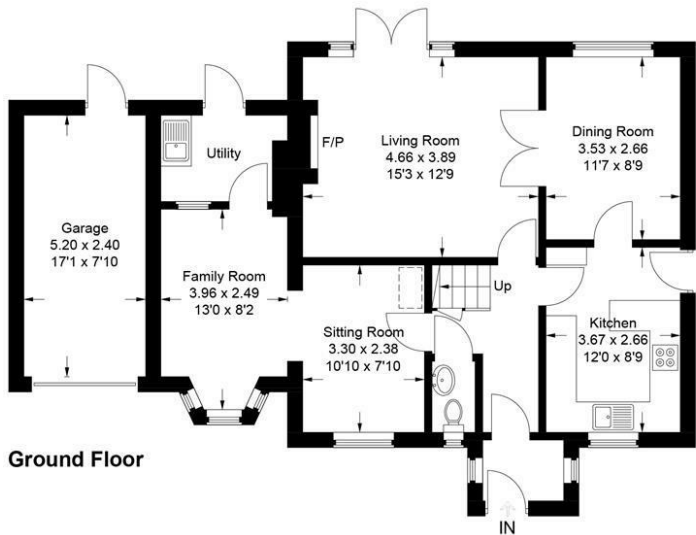


Approximate Gross Internal Area  
 Ground Floor = 73.0 sq m / 786 sq ft  
 First Floor = 79.4 sq m / 855 sq ft  
 (Excluding Eaves)  
 Garage / Shed = 18.9 sq m / 203 sq ft  
 Total = 171.3 sq m / 1,844 sq ft

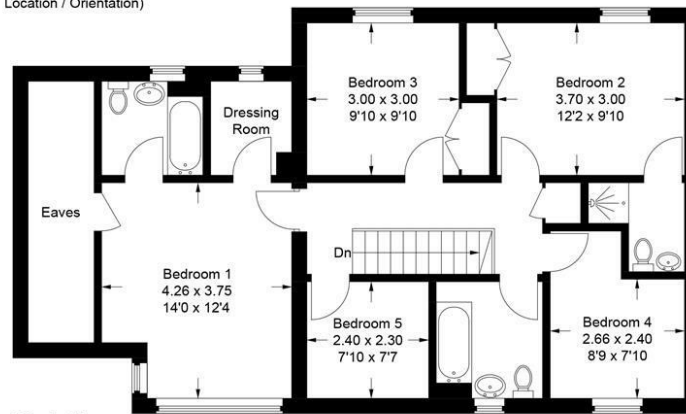


(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(62 plus) <b>A</b>		
(81-91) <b>B</b>			(61-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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