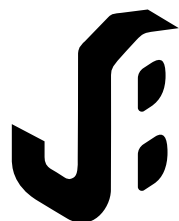


45
GRANGE LANE
BROMHAM





45 GRANGE LANE

BROMHAM | BEDFORDSHIRE | MK43 8NS

- Detached Family Home
- 4 bedrooms
- 4 bathrooms
- 4 reception rooms
- 0.5 acre plot
- Modern design features
- South Facing Garden

MAIN HOUSE

Ground Floor:

- Entrance Hall • Sitting Room • Dining Room
- Kitchen/Breakfast Room • Family Room • Study
- Utility Room • Cloakroom • Garage

First Floor:

- Master Bedroom with ensuite
- Bedroom 2 with ensuite • Bedroom 3 with ensuite
- Bedroom 4 with ensuite/Family Bathroom
- Landing

GARDENS AND GROUNDS

- Over 0.5 of an acre plot
- Landscaped South facing garden to rear
- Garden bar and covered seating area
- Detached timber Summer House and outbuildings
- Garden electric ring-main

- Driveway for 7 cars

TOTAL GROSS INTERNAL FLOOR AREA:

- Main House: approaching 3,000 sq. ft.

**A HANDSOME DETACHED PROPERTY,
EXTENDED AND REFURBISHED TO AN
EXTREMELY HIGH STANDARD.**

**FROM A MODEL USED FOR MANY,
TO AN AMAZING, UNIQUE FAMILY HOME.**

Situated in the hugely popular village of Bromham, and originally built in the 1930's, this property has been transformed to create a delightfully spacious and modern family home on a plot of over half of an acre

In addition to this there is a south facing garden with a summer house and outdoor kitchen, providing a wonderful relaxing area for every member of the family to enjoy





“A MODERN FAMILY HOME ON OVER HALF AN ACRE PLOT WITH A SOUTH-FACING GARDEN”

Oak double doors from the entrance hall open to the family room creating the first impression of light and space. There is access to the study, a contemporary cloakroom and the kitchen/ breakfast room.

The family room opens to the stunning sitting room which has a beautiful lantern roof light flooding the room's with natural light and bifolding doors overlooking the garden. A bespoke design storage unit houses the television and Sonos audio system, perfectly complementing the rooms ultra-modern feel.

Further Oak double doors open to the dining room which continues with the use of bifolding doors onto the patio, and over looking the south facing garden.





THE KITCHEN / BREAKFAST ROOM

Open to the dining room the kitchen breakfast room is certainly the hub of the house, fitted with a large superb lantern roof light, full height window and bifolding doors to the rear garden.

A truly delightful room that seamlessly blends with the garden and has plenty of space for relaxing especially on long summer nights.

The kitchen area has been stylishly fitted with 'Regency' Shaker style units with marble work-surfaces, and complemented with Neff integrated appliances including an induction hob with marble up-stand, plate warmer, combination oven, dishwasher and two full height fridge and freezer units.

There is access to the utility room which has a range of matching units and marble work surfaces, a wine cooler, and plenty of storage.





THE MASTER BEDROOM SUITE HAS A FULL HEIGHT VAULTED WINDOW WITH DOUBLE DOORS OPENING TO A JULIET BALCONY OVERLOOKING THE SOUTH FACING GARDEN.

FIRST FLOOR

A spacious landing leads to the first-floor accommodation.

The master bedroom is amazing with full height apex windows and glazed double doors to a delightful Juliet balcony overlooking the rear garden giving the perfect view to start the day. The vaulted ceiling adds a sense of space to this bright and sunny room which also has a smart ensuite shower room.

A hallway, fitted with a range of mirrored wardrobes, leads to bedroom three which also has a contemporary style en suite shower room as does bedroom two.

Bedroom four which has built in wardrobes, has Jack and Jill access to the family bathroom.



BED & BATH



FLOORPLAN



Total area: approx. 2858.4 sq. feet

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurement of doors, windows and rooms as well as positioning of any fixtures, fittings or features are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective tenant or purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for guidance and should not be relied upon as a basis for valuation.

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Plan produced using PlanUp.

45 GRANGE LANE, BROMHAM

GARDEN

The rear garden is spectacular.

South facing and mainly laid to lawn this garden has been well maintained and looks incredibly beautiful.

There is a summer house to the rear and a well-equipped outdoor kitchen complete with bar and television as well as two garden sheds.





OUTSIDE

The rear of the house fully shows off the architectural detail and demonstrates how brilliantly this property has been transformed.

Set back from the road, the property is accessed via an in/out gravel driveway with plenty of off-road parking for 7 cars space and access to the garage.



LOCATION

The Village

Bromham has always been a popular choice. Being just three miles from Bedford yet being surrounded by countryside it enjoys the best of both worlds; the facilities of a town close by but with the advantages of a thriving village community. The village has a lot to offer to those interested in history as there is an 11th century church and plenty of ancient woodland to wander through. The river Great Ouse runs through Bromham for those who enjoy riverside walks although with so much surrounding countryside you really are spoilt for choice. There is a Budgens supermarket in the village and several welcoming pubs, although a more comprehensive range of facilities can be found in Bedford.

Directions

From the M1, exit at Junction 13 and proceed east to Bedford. After having travelled 7 miles exit at the A428 for Bromham. In 3 miles, and at the third roundabout, take the first exit to Bromham. In 400 yards take the first right hand turn to Bromham. At the next t-junction turn left onto the Box End Road. Once you pass the Swan public house turn left, then follow the Stagsden road, and as it turns right into Northampton Road, for 0.66 of a mile and turn right on to Grange lane. After the mini roundabout 45 Grange Lane is 300 ft on the right.



Bedford: 4 miles

Northampton: 18 miles

Cambridge: 37 miles

London: 57 miles

Luton Airport: 24 miles

Birmingham Airport: 71 miles

Heathrow Airport: 57 miles

Bedford station: 3 miles

Bedford: London St. Pancras

International: (47 mins)

A6 (Clapham): 3 miles

A1 (Black Cat): 12 miles

Wellingborough station:
16 miles

M1 South (J13): 11 miles

Wellingborough: London St.

Pancras International: (50 mins)

EDUCATION

Sharnbrook Academy: 7 miles

Bedford Harpur Trust Schools: 4-5 miles

Kimbolton School: 15 miles

Wellingborough School: 16 miles

Oundle School: 28 miles

Spratton Hall School: 25 miles

Uppingham School: 34 miles

The Perse, Cambridge: 40 miles

Oakham Independent School: 45 miles

ENRICHMENT

Bedford Park: 4 miles

Grafham Water: 23 Miles

Wrest Park: 13 Miles

Woburn Abbey Safari Park: 13 miles

Woburn Golf Course: 16 miles

Newmarket Race course: 48 miles

SHOPPING

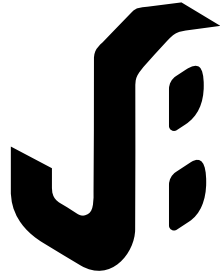
Bedford Town Centre 4 miles

Rushden Lakes 15 miles both with Waitrose,

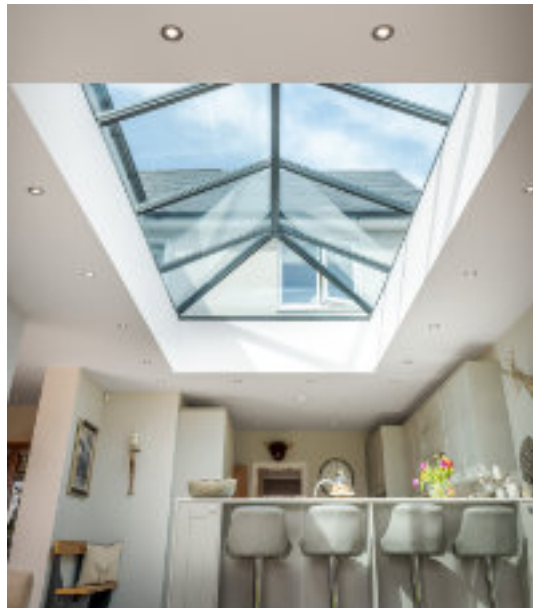
M&S Food Hall and a full range of clothing shops and leisure facilities

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The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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