



Brickhill Close, Blunham, MK44 3NF

£1,250,000

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LATCHAM  
DOWLING

ESTATE AGENTS



**\*\*\*INCREDIBLE SIX/ SEVEN BEDROOM  
DETACHED FAMILY RESIDENCE OFFERING  
ALMOST 4800SQFT OF SPACIOUS AND  
VERSATILE ACCOMMODATION WITHIN THIS  
EXCLUSIVE VILLAGE LOCATION\*\*\***

Latcham Dowling Estate Agents are delighted to bring to the market this substantial and truly unique executive style family home, tucked away at the end of this exclusive cul-de-sac of individual detached homes within the ever popular village of Blunham. This wonderful home has undergone extensive renovations, extensions and modernisation over recent years and now boasts six/ seven bedrooms, seven reception rooms, three bathrooms, a stunning contemporary kitchen with a range of integrated appliances, as well as separate utility and laundry rooms, a large basement and separate cellar.

We feel that the house would lend itself ideally to any large family, or anyone needing to incorporate any annexed form of accommodation or even anyone looking to work from home, due to the sheer size, proportions and layout of the accommodation on offer.

The house sits on a plot of around 0.3 of an acre and provides extensive and private gardens to two aspects, a double garage (with a mezzanine workshop area) and a driveway for six cars

Viewing is absolutely essential to fully appreciate the volume of space on offer and the quality and finish of the recent works, along with the flexibility of the room configuration.

**Entrance Via**

**Reception Hall**  
19'1 x 13'10 max (5.82m x 4.22m max)

**Cloakroom**  
7'10 x 4'7 (2.39m x 1.40m)

**Sitting Room**  
21'2 x 16'4 (6.45m x 4.98m)

**Dining Room**  
14'3 x 12'10 (4.34m x 3.91m)

**Study**  
11'7 x 8'10 (3.53m x 2.69m)

**Kitchen**  
15'0 x 13'9 (4.57m x 4.19m)







**Breakfast Area**  
14'4 x 7'11 (4.37m x 2.41m)

**Utility Room**  
10'1 x 5'10 (3.07m x 1.78m)

**Family Room**  
22'9 x 13'9 (6.93m x 4.19m)

**Snug**  
14'3 x 9'6 (4.34m x 2.90m)

**Laundry Room**  
14'6 x 4'8 (4.42m x 1.42m)

**Connecting Hallway**

**Principle Bedroom**  
16'5 x 11'7 (5.00m x 3.53m)

**En Suite Bathroom**  
10'9 x 7'10 (3.28m x 2.39m)

**Dressing Room**  
10'9 x 8'6 (3.28m x 2.59m)

**First Floor Landing**

**Bedroom/ Office**  
21'6 x 11'8 max (6.55m x 3.56m max)

**Games/ Cinema Room**  
20'3 x 16'8 (6.17m x 5.08m)

**First Floor Landing**

**Bedroom Two**  
15'8 x 13'9 (4.78m x 4.19m)

**En Suite Bathroom**  
7'7 x 9'9 max (2.31m x 2.97m max)

**Bedroom Three**  
13'9 x 11'1 (4.19m x 3.38m)

**Bedroom Four**  
16'4 x 9'10 (4.98m x 3.00m)

**Bedroom Five**  
11'5 x 11'0 (3.48m x 3.35m)

**Bedroom Six**  
9'9 x 6'2 (2.97m x 1.88m)

**Bathroom**  
9'9 x 6'2 (2.97m x 1.88m)

**Double Garage**  
20'2 x 18'6 (6.15m x 5.64m)

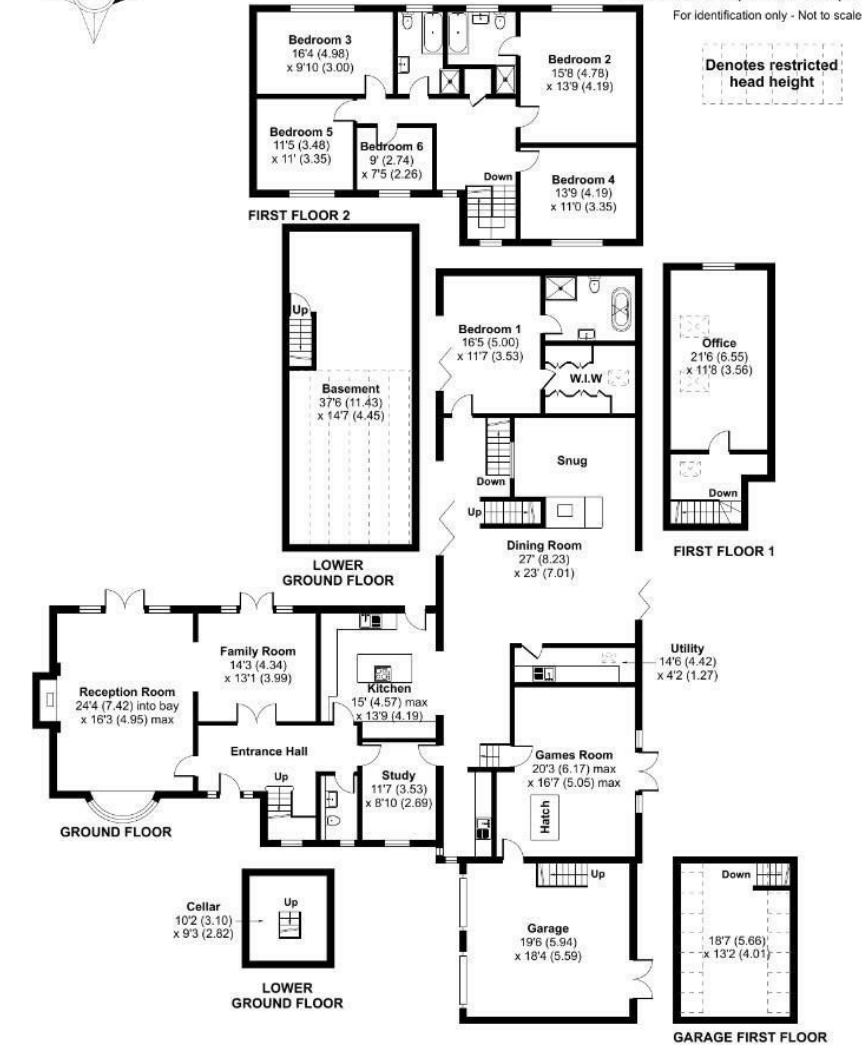
**Mezzanine Workshop**  
18'6 x 13'6 (5.64m x 4.11m)



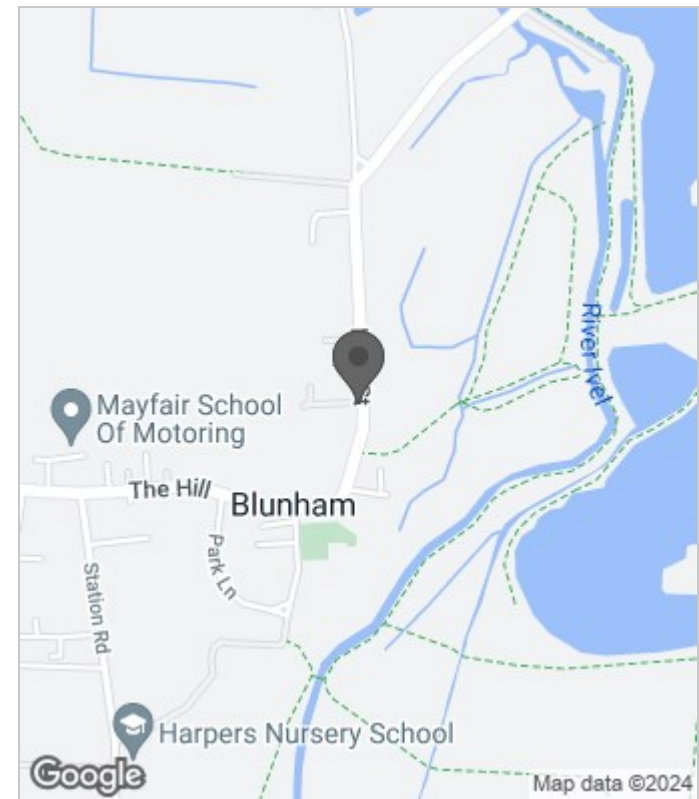


# Brickhill Close, Bedford, MK44

Approximate Area = 4492 sq ft / 417.3 sq m  
 Limited Use Area(s) = 306 sq ft / 28.4 sq m  
 Garages = 599 sq ft / 55.6 sq m  
 Total = 5397 sq ft / 501.3 sq m



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Latcham Dowling Ltd. REF: 1129766



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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