

# Love Homes



Goodwood Close, Clophill, Bedfordshire MK45 4FE



Upon entering, a spacious hallway leads to the heart of the home. The expansive lounge with a log burner offers an ideal space for relaxation and entertaining. A nearby study provides a quiet retreat for work. The fully fitted kitchen/diner boasts modern appliances, ample storage, and access to a utility room. Upstairs, four large double bedrooms, including a master with an en-suite, provide comfort. A four-piece bathroom adds luxury. Outside, enjoy a landscaped garden, double garage with loft storage, and ample parking.



This property is presented by Patrick Graystone - a Love Homes property expert with over 25 years' experience.

Find out more about this property by scanning the QR code.



4.6m

Tenure: Freehold



4



2

Council Tax: F



2





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The village of Clophill is perfectly situated for commuters, with both the M1 and A1 motorways just a 20-minute drive away. Additionally, regular train services from nearby Flitwick or Harlington stations, both within a 10-15 minute drive, provide direct access to London St Pancras in just 35 to 40 minutes. Local amenities include a convenience store and the popular gastro pub, The Flying Horse.

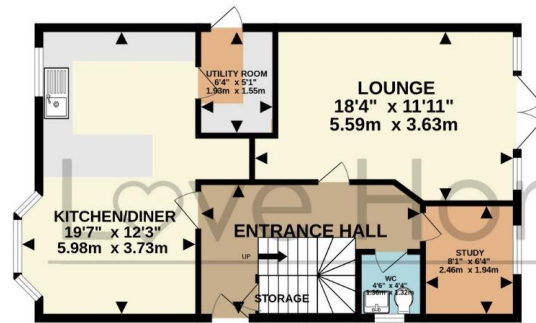
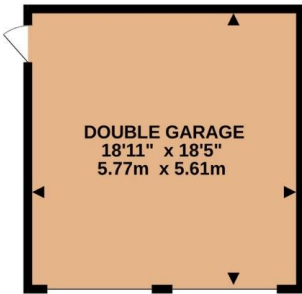
Clophill is also known for its excellent schooling, including St. Mary's Nursery and Lower School, numerous public footpaths and bridleways are within easy reach, making it an ideal location for outdoor enthusiasts.

The nearby town of Ampthill also offers a variety of independent shops, hairdressers, and a Waitrose for more extensive options plus the renowned Redborne Academy, and a local pickup point for Bedford Harpur Trust schools.

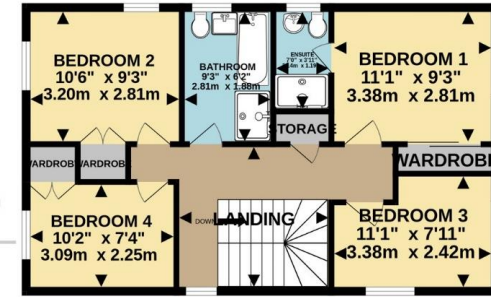
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GROUND FLOOR  
989 sq.ft. (91.9 sq.m.) approx.



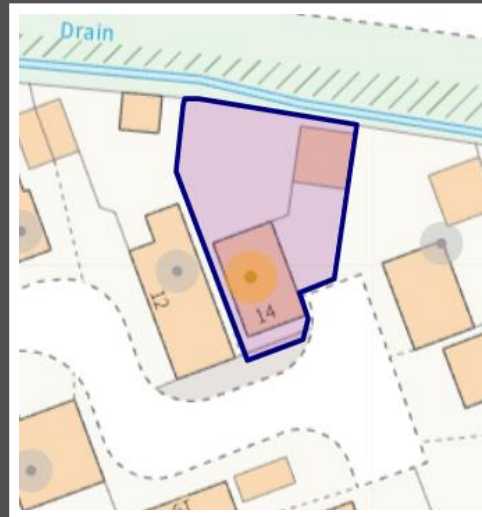
1ST FLOOR  
607 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1596 sq.ft. (148.3 sq.m.) approx.

Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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