

Love Homes



Shefford Road, Clophill, Bedfordshire MK45 4BT

Upon entering, you'll immediately notice the high attention to detail. The ground-floor underfloor heating creates a cozy atmosphere, ideal for chilly winters. The modern kitchen, with integrated appliances, is perfect for cooking and entertaining, leading to a spacious lounge and dining area. The home features a surround sound system throughout and five large bedrooms, three with en-suite showers. The master offers a peaceful retreat, and a luxurious four-piece bathroom completes the space. Additional features include a study, utility room, W.C., double garage, and beautiful gardens surrounding the property.



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.



5.3m



5



3



4

Tenure: Freehold

Council Tax: G



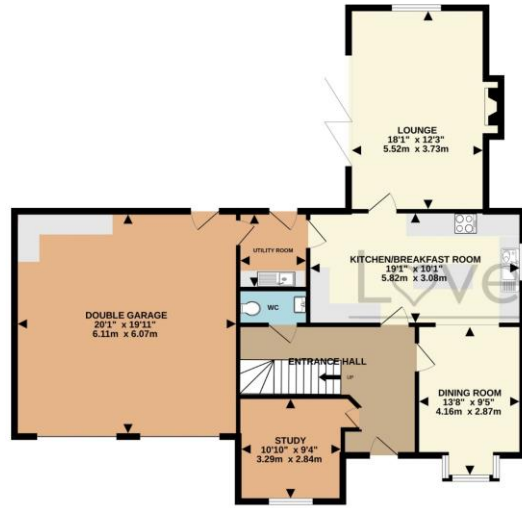
The village of Clophill is perfectly situated for commuters, with both the M1 and A1 motorways just a 20-minute drive away. Additionally, regular train services from nearby Flitwick or Harlington stations, both within a 10-15 minute drive, provide direct access to London St Pancras in just 35 to 40 minutes.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



GROUND FLOOR
1221 sq.ft. (113.5 sq.m.) approx.

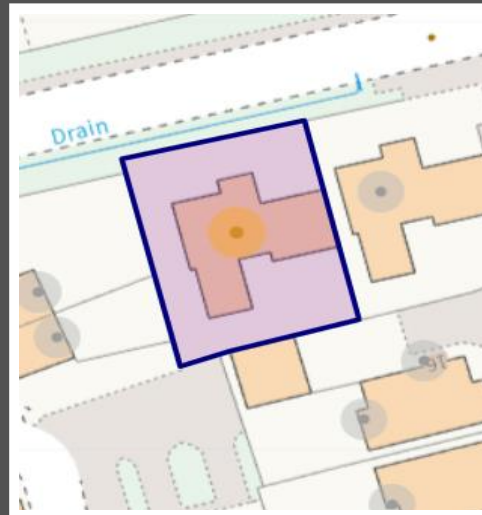


1ST FLOOR
1177 sq.ft. (109.4 sq.m.) approx.



TOTAL FLOOR AREA : 2399 sq.ft. (222.8 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 | 83 B | 89 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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