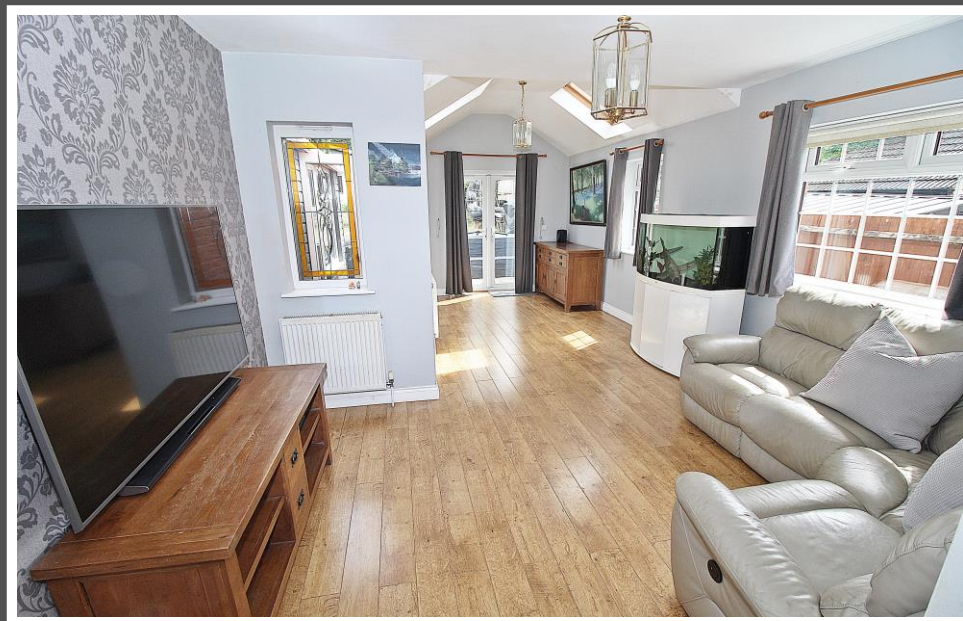




Bedford Road, Clophill, Bedfordshire, MK45 4AE

At the heart of this home is a stunning dual-aspect open-plan kitchen/diner, featuring extensive units, a central island with breakfast bar, and space for dining and casual seating. It flows into a 24ft x 13ft vaulted living room with Velux windows and French doors to the 100ft garden. A modern ground floor bathroom completes the level. Upstairs offers a bright main bedroom with garden views, two further doubles, and a sleek shower room. Outside, the large garden includes a raised deck, mature planting, an 11ft insulated home office, and a 15ft summerhouse/cabin requiring light finishing work—ideal for entertaining, working, or relaxing.



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

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



4.5m



3



2



2

Tenure: Freehold

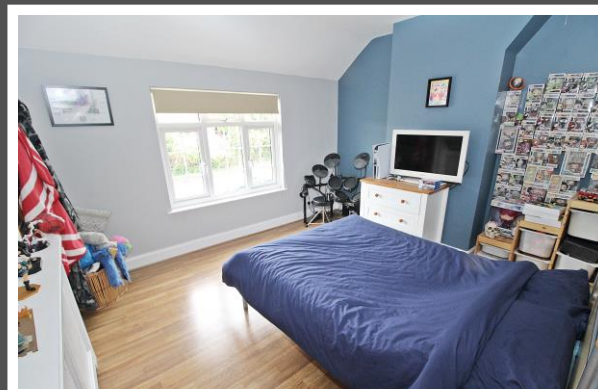
Council Tax: D



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.



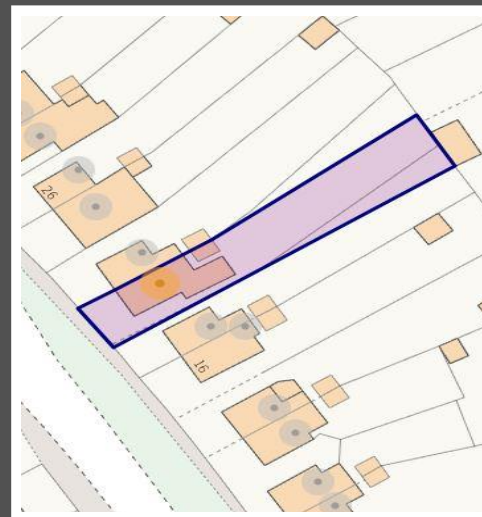


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

5 The Russell Centre, Coniston Road, Flitwick, MK45 1QY
Tel: 01525 713111

Email: flitwick@lovehomes.uk

www.lovehomes.uk



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