



**Connells**

April Cottage The Green  
Clophill Bedford



# April Cottage The Green Clophill Bedford MK45 4AD

for sale  
£500,000



## Property Description

Connells are pleased to offer this charming 3/4 bedroom semi-detached home in the heart of Clophill, a piece of Clophill's rich history, dating back circa 1650. The property offers a deceptively spacious interior, full of character. As you enter you are welcomed by a charming living space with a large fireplace. To the rear of the property you find a well proportioned kitchen accompanied with a cloakroom, to the rear you'll find a good size garden complemented with a large summer house. Back inside you find two more large living spaces complemented with a bright and airy bathroom, refitted four years ago. Access to the upper level is facilitated by two separate staircases, where you will find three/four well proportioned bedrooms full of character and charm.

Clophill is a linear village with its High Street of three quarters of a mile lying between the River Flit valley to the south and the Greensand Ridge to the north. In the Domesday book of 1086, the village was called Clopelle which means tree stump hill, there is evidence of a Roman road. Post Office, Co-op, Village Hall, Petrol Station. Recreational Park.

Blue cat boarding Cattery, Conifer Kennels, Victorian St Marys Church Clophill and St Marys Church in the centre of the village. Clophill pre-school, St Mary VA CofE lower school. Pubs - The Flying Horse, The Stone Jug.

## Entrance / Hallway

Front door, hallway leading to ground floor rooms, stairs rising to first floor. Built in storage.

## Cloakroom

Low level wc, radiator, single glazed window.

## Kitchen

7' 8" x 14' 6" ( 2.34m x 4.42m )

Wall to base fitted units, easy clean work surfaces, one and a half sink with drainer, space for oven, radiator, tiled floor, two single glazed windows.

## Living Room

14' 4" x 18' 8" ( 4.37m x 5.69m )

Two single glazed windows, radiator, exposed beams, brick fireplace.

## Dining Room

14' 10" x 13' 6" ( 4.52m x 4.11m )

Single glazed window, quarry tiled floor, inglenook fire place, radiator, exposed beams, space for dining table and furnishings. Stairs rising to first floor.

## Reception 3

13' 6" x 12' 3" ( 4.11m x 3.73m )

Single glazed window, radiator, built in storage cupboard.



## Utility Area

Situated in the hallway with fitted cupboards, plumbing for washing machine, single glazed window.

## Bathroom

Panelled bath, shower over, low level wc, hand wash basin, two single glazed windows, towel radiator.

## First Floor

### Landing

### Bedroom 1

14' 3" x 12' 3" ( 4.34m x 3.73m )

Single glazed window, radiator.

### Bedroom 2

13' 9" x 11' 2" ( 4.19m x 3.40m )

Single glazed window, radiator.

### Bedroom 3

13' 9" x 11' 11" ( 4.19m x 3.63m )

Single glazed window, radiator.

### Bedroom 4

13' 9" x 7' 3" ( 4.19m x 2.21m )

Single glazed window, radiator.

## Outside

### Front Garden

Picket fence to front, mostly laid to lawn with flower bed borders, path to the front door. side access.

### Rear Garden

Courtyard patio and further garden which is mostly laid to lawn, mature shrubs and plants, patio area, summer house.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: Exempt**

Tenure: Freehold

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