



8, Church View, Clapham, MK41 6ES







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Clapham,  
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OIEO £950,000

Five bedroom family home  
located in a popular riverside  
village...

Reception hall

Cloakroom

Study

Living room

Dining room

Superb living kitchen/breakfast room

Conservatory

Five bedrooms

Three bath/shower rooms

Double garage

Generous plot

Freehold



- Council Tax Band G
- Energy Efficiency Rating D



This is an excellent opportunity to acquire a much loved five-bedroom detached family home that has views straight over rolling countryside and which has been occupied by the same owners for the last twenty years.

An enclosed entrance porch allows access through in to the reception hall where stairs rise to the first floor and all of the reception rooms have their own access from there too.

There is a spacious living room overlooking the rear garden, French doors provide access to it, with benefits including a large feature fireplace. The dining room overlooks the front garden and the study is conveniently located close to the front door for anyone working from home and receiving visitors.

The hub of the home is the remodelled living kitchen/breakfast room from the Mackintosh Manor House wood shaker range with its conservatory off. This is a beautiful space that is well fitted with a range of quality units incorporating many features together with a full selection of integrated appliances. There is a utility room off and a cloakroom completes the ground floor accommodation.

The first floor offers a galleried landing, a master bedroom with its own en suite, a further double bedroom with its own en suite, three additional double bedrooms and a family bathroom boasting both a bath and a separate shower.





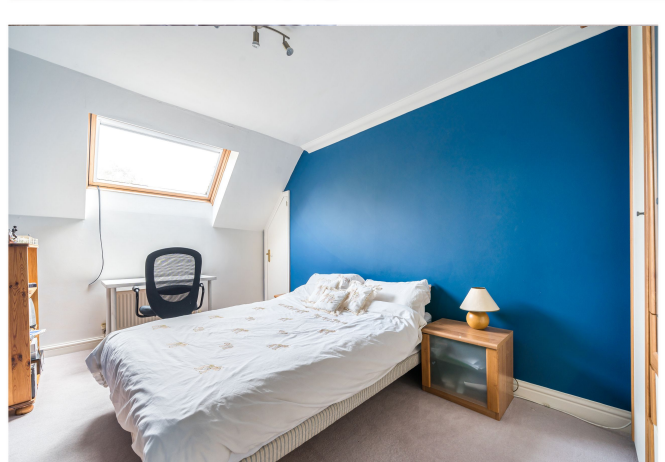
Additional benefits include gas fired central heating, PVCu double glazed windows, an alarm system and smoke detectors.

Externally the property is located in a secluded close of similar quality properties and occupies a generous plot with a long driveway providing ample parking and being finished in a brick weave. There is an attached double width garage.

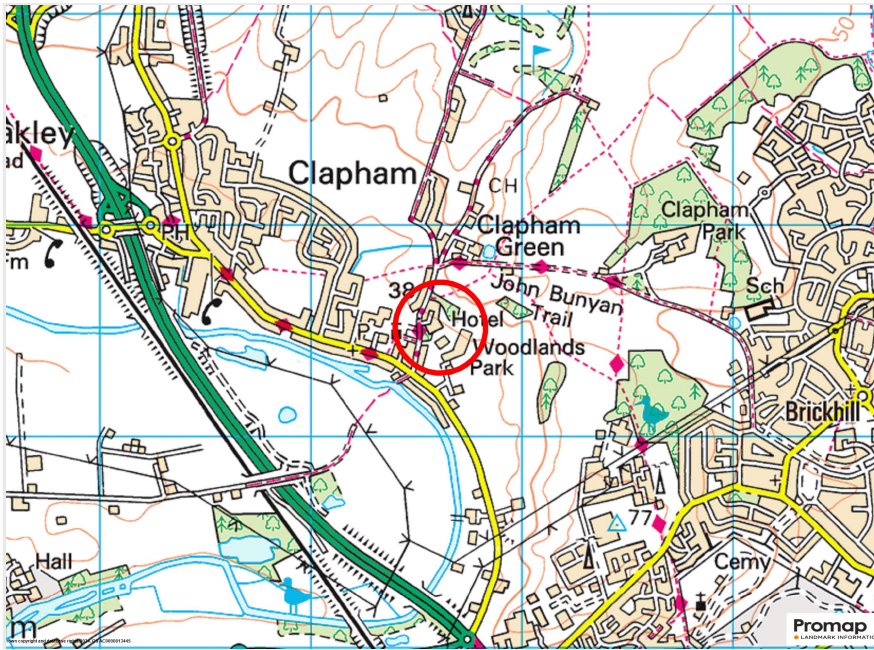
The rear garden is of a good size and has the most wonderful views over open countryside. The garden is laid principally to lawn with a good paved terrace and mature boundaries.

Clapham is a sought-after sustainable riverside village with easy access into Bedford and the North Bedfordshire villages. It offers riverside walks, a local shopping parade, a mini-Tesco supermarket, a riverside pub and restaurant, a doctors' surgery, a dental practice, a Post Office and highly regarded schools, including those of The Harpur Trust and others. Bedford Modern School is hardly more than a mile away and the new Bedford Greenacre Independent School will be even closer when it opens on its new site with access from Clapham Road, Bedford.

Additional facilities include Bedford & County Golf Club, a veterinary surgery and great community sporting facilities. Towers Health & Racquets' Club is also close by. Bedford's train station is just two miles away for fast and frequent services to the capital and beyond.







Bedford Railway Station 2 miles • Milton Keynes Station 18 miles • A1 Black Cat Roundabout 13 miles • M1 Junction 13 14 miles • Luton Airport 30 miles • Stansted Airport 60 miles • London 60 miles



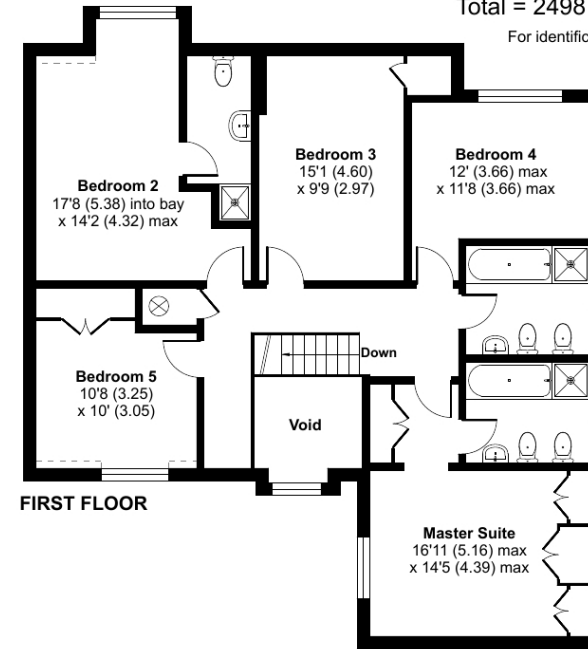
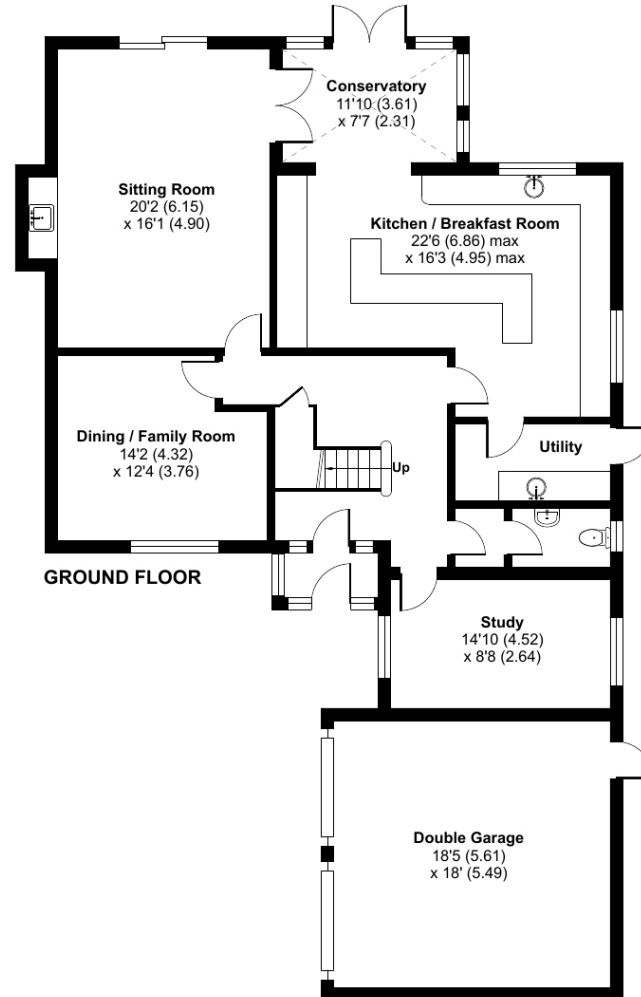
# Church View, Clapham, Bedford, MK41

Approximate Area = 2493 sq ft / 231.6 sq m (excludes garage & void)

Limited Use Area(s) = 5 sq ft / 0.4 sq m

Total = 2498 sq ft / 232 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Lane & Holmes. REF: 1126273



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