



Old Station House, 1 Chapel Lane, Willington, Bedfordshire MK44 3QG







Old Station House
1 Chapel Lane
Willington
Bedfordshire
MK44 3QG

Price £950,000

Beautifully presented
characterful family home...

Wonderful living kitchen

Sitting room

Dining room

Snug

Cinema/family room

Luxurious bathroom suite

Fabulous master bedroom suite

Guest suite

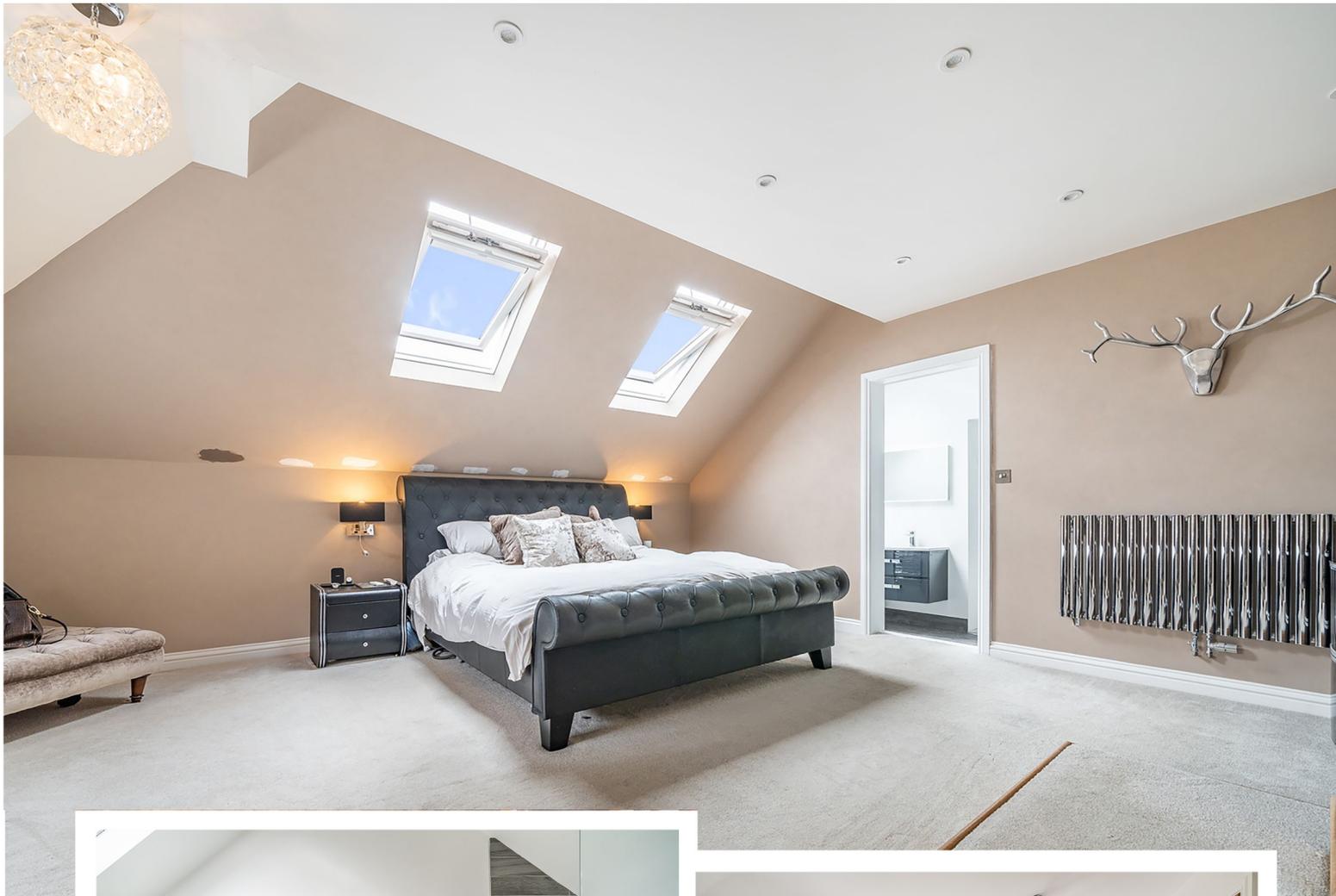
Two further bedrooms

Family shower room

Entertaining gardens with log cabin and
hot tub



- Council Tax Band G
- Energy Efficiency Rating C



This is a wonderful opportunity to acquire a substantial detached period home dating back to 1901 with later additions that have created accommodation that is truly flexible, both inside and out.

Electrically operated gates open up on to a block paved driveway that can accommodate several vehicles and gives access to the garage. From here there is a choice of 'front doors' providing access to two different entrance halls.

The ground floor includes a marvellous fitted kitchen that is open plan with a living area featuring a wood burner ideal for cosy winter evenings whilst at the same time two sets of French doors provide excellent access to the garden during long hot summers! This is a real hub for the home.

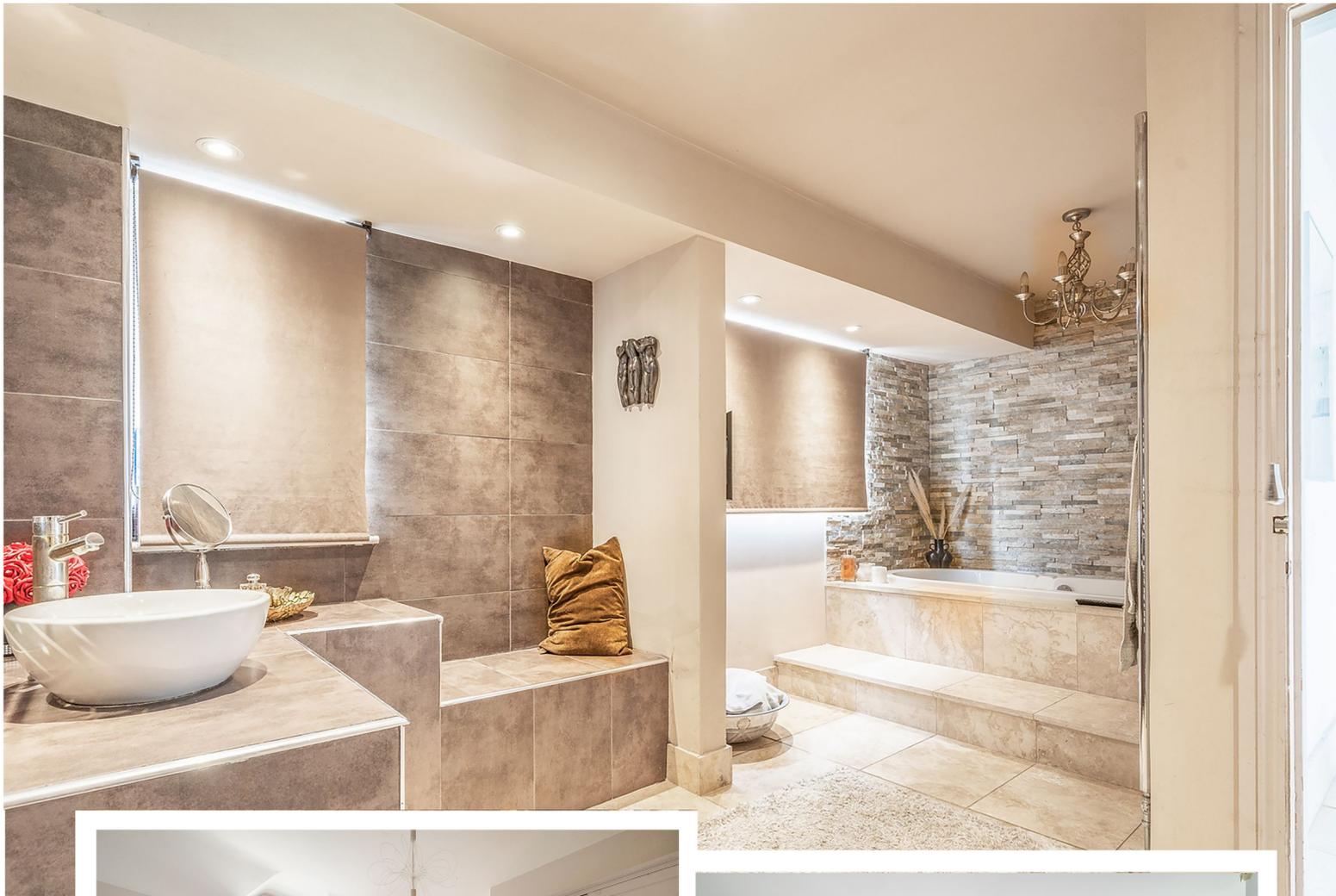
A lovely snug sits off the living area and there is also a dining room close by.

The major flexibility of the accommodation can be seen in the area that accommodates a luxurious bathroom suite with an independent sauna and adjacent cloakroom, a snug and a cinema cum family room. This area could easily be turned in to an annex for a dependent relative.

On the first floor a spacious landing enables access to the large master bedroom with a beautifully refitted en suite that has a dressing room off. There is a further guest room with en suite, another double bedroom and a good single bedroom.

The property is completely double glazed and there is gas fired central heating.





The gardens are to the side and rear and are a haven for an entertaining time with substantial decked seating areas, a large log cabin currently set up as a gym, but that could have multi functions, and a hot tub. There are also lawned areas and well stocked borders. For when it is time to take life more seriously there is an outbuilding that is currently used as a home office.

The integral garage has fitted units, an electrically operated door and a tiled floor and could be used in a number of ways.

This is a really lovely property with no onward chain.

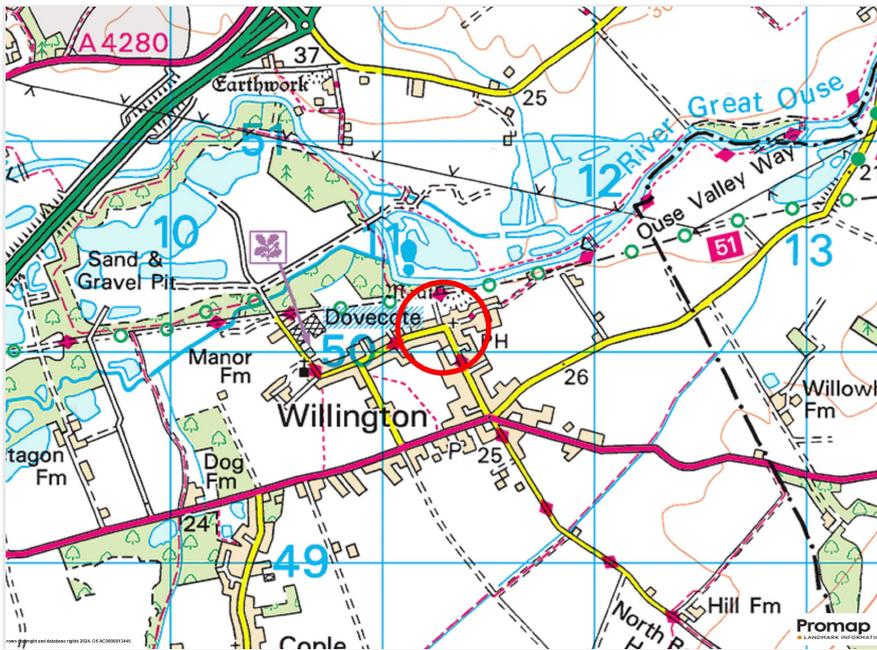
Willington, a riverside village, has a vibrant community and is home to the Danish Camp restaurant by the River Great Ouse, The Crown Public House, Frosts' Garden Centre, Willington Garden and Leisure outlet, a Primary School and Pre-School, Post Office and shop, St Lawrence's Church and Willington Methodist Church. Willington is also home to The Bedford Disabled Horse Riding Association that is widely supported in the village.

Nearby Bedford offers a wealth of shopping, recreational and schooling opportunities both private and state.

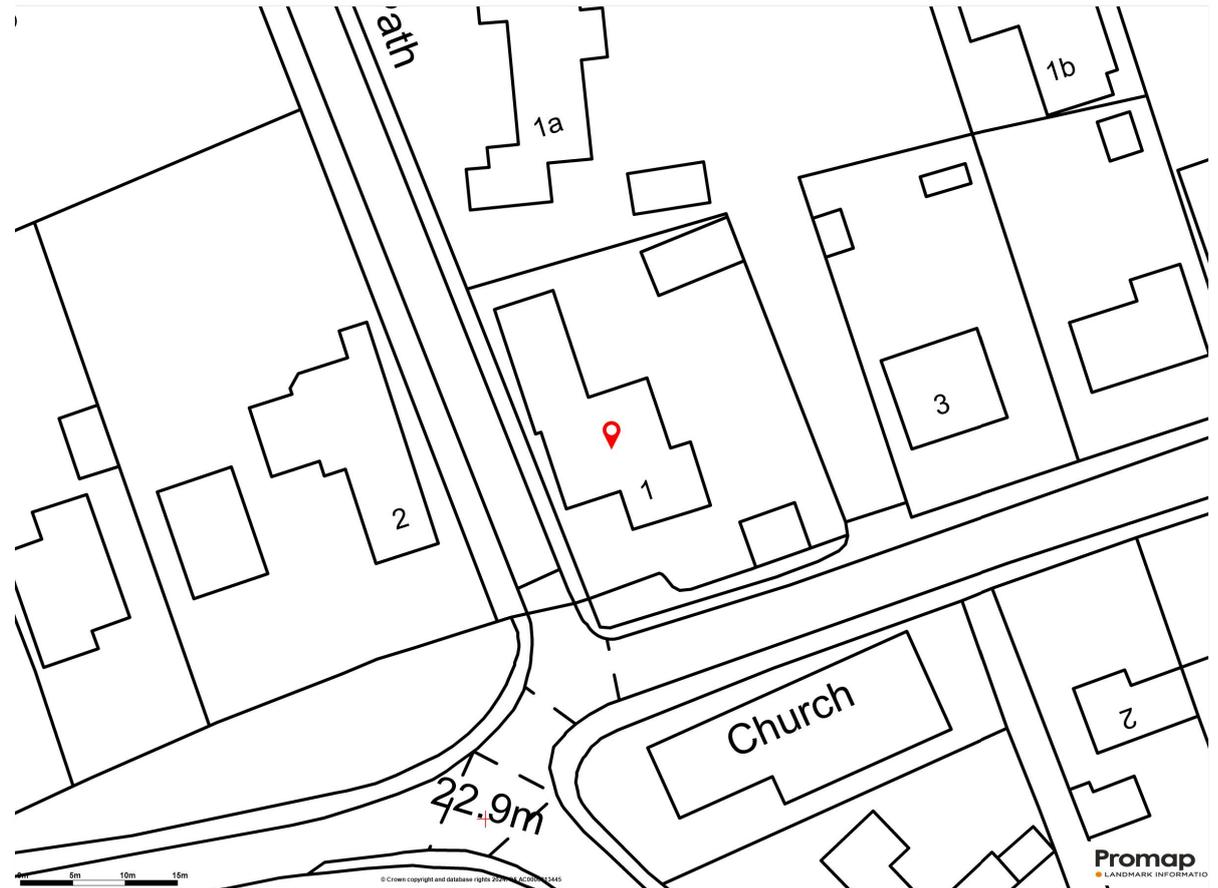
Bedford's southern bypass, A421, connecting the M1 at Junction 13 with the A1 at the Black Cat roundabout is just moments away. Bedford and Sandy stations offer services to St Pancras and Kings Cross from forty minutes.







Bedford Railway Station 6 miles • Milton Keynes Station 23 miles • A1 Black Cat Roundabout 5 miles • M1 Junction 13 13 miles • Luton Airport 26 miles • Stansted Airport 41 miles • London 53 miles



Old Station House, 1 Chapel Lane, Willington, Bedford, MK44

Approximate Area = 2881 sq ft / 267.6 sq m (excludes garage)

Outbuildings = 422 sq ft / 39.2 sq m

Total = 3303 sq ft / 306.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lane & Holmes. REF: 1147617



01234 327744 | sales@laneandholmes.co.uk | www.laneandholmes.co.uk | 66-68 St Loyaes Street, Bedford, Bedfordshire, MK40 1EZ

Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

