



38 Cleat Hill, Ravensden, Bedford, MK41 8AN





38 Cleat Hill  
Ravensden  
Bedford  
MK41 8AN

OIEO £750,000

Rarely available detached  
chalet home on the  
Bedford/Ravensden border...

Detached chalet style home

Ground floor shower room

Two/three reception rooms

Conservatory

Kitchen/breakfast room

Three/four bedrooms

Gas central heating

Large garage

Stunning landscaped plot of 0.25  
acres (sts)

Freehold



- Council Tax Band E
- Energy Efficiency Rating D



## In a much sought after location with open countryside just on the doorstep...



Set on the very sought after Cleat Hill towards the edge of Bedford and overlooking Mowsbury Golf Club, this detached chalet style home has been subject to extension and improvement over the years and now offers a flexible and versatile footprint.

The ground floor offers several living rooms meaning they can be utilised in different ways depending on an incoming purchaser's requirements.

The dual aspect living room includes a feature fireplace and there is a door connecting this room to the dining room, which has a bay window to the side. The well fitted kitchen is situated to the rear and offers space for a breakfast table and the accommodation is further enlarged by a conservatory which connects the kitchen and the dining room.

Also on the ground floor there is a further reception room/study or possible bedroom which benefits from an en suite facility – ideal for those who perhaps require a ground floor bedroom. The en suite is also accessed via the utility room so this also doubles up as a shower/cloakroom facility.

Upstairs there are three double bedrooms which all have some form of fitted storage space. There is a family bathroom and an en suite WC & wash hand basin to bedroom two.

Heating is provided by a gas to radiator system and the windows are double glazed.

The property sits on an enviable plot of around 0.25 acres (subject to survey) and the well-maintained grounds are a particular feature. To the front there is a vast array of maturing shrubs and bushes and there is ample off road parking and a larger than typical detached garage. The west facing landscaped rear garden is beautifully stocked with flower and shrub borders and includes an ornamental fish pond, further plants, trees, hedgerows and a patio.



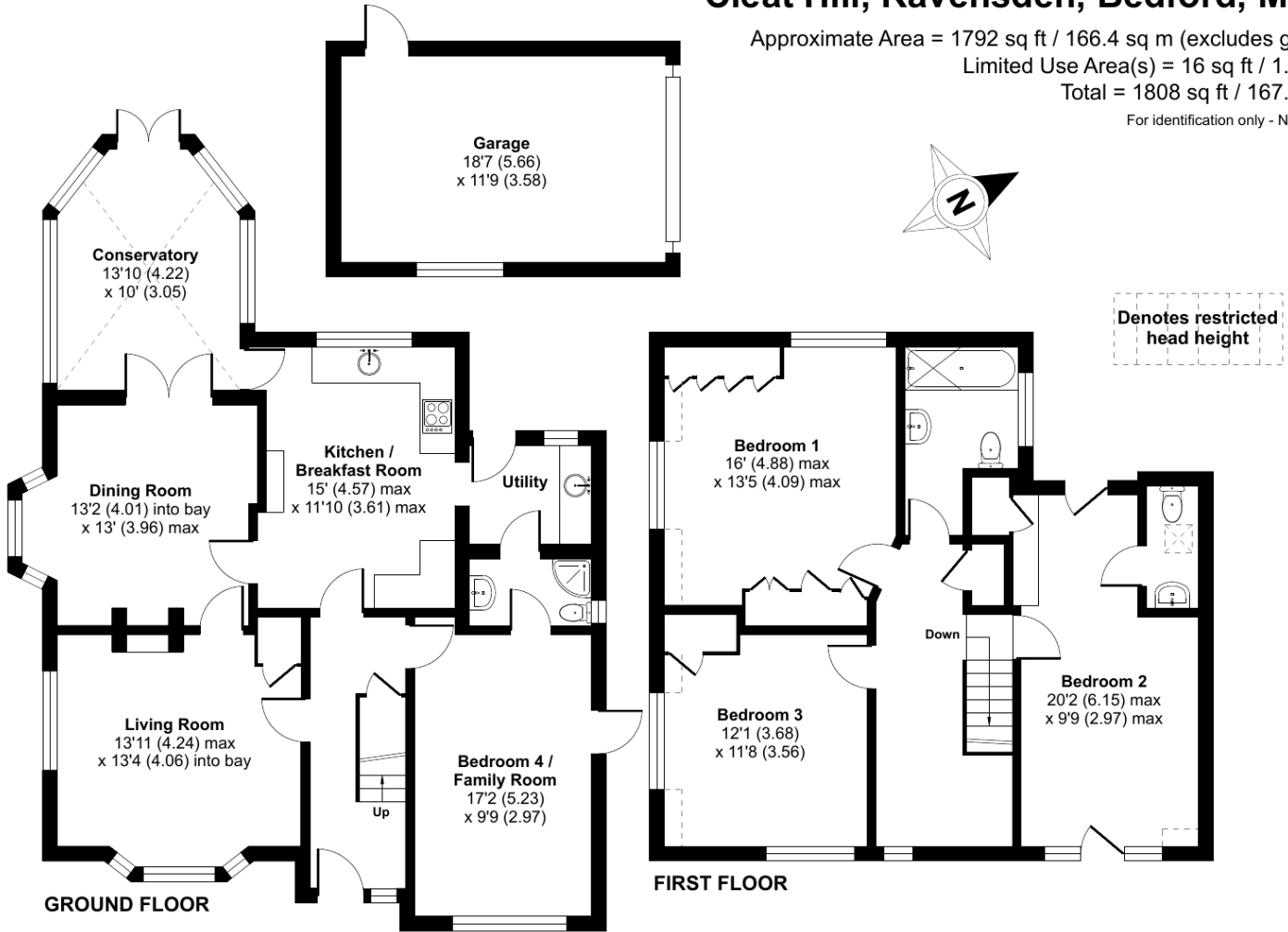
# Cleat Hill, Ravensden, Bedford, MK41

Approximate Area = 1792 sq ft / 166.4 sq m (excludes garage)

Limited Use Area(s) = 16 sq ft / 1.4 sq m

Total = 1808 sq ft / 167.8 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). © nitchecom 2024. Produced for Lane & Holmes. REF: 1154099



01234 327744 | sales@laneandholmes.co.uk | www.laneandholmes.co.uk | 66-68 St Lyses 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.

