



Cleatwood House, 42 Cleat Hill, Bedford MK41 8AN





Cleatwood House
42 Cleat Hill
Bedford
MK41 8AN

Price £895,000

Large detached family home
set back from Cleat Hill...

Highly individual family home

Four bedrooms and three bath/shower
rooms

Numerous reception rooms

Refitted kitchen/breakfast room

Balconies

Far reaching views

Double garage with room over

Mature plot of around 0.37 acres (sts)



- Council Tax Band G
- Energy Efficiency Rating C



Cleatwood House is a fine, individually designed home set on an elevated plot of around 0.37 acres (sts) and located in Ravensden, a very popular location just outside the boundary of Bedford close to open countryside but yet still offering very convenient access to a range of local amenities.

The property offers a vast array of accommodation with the principle living space being located on the first floor, to take advantage of the far reaching south facing views available across Bedford.

There are numerous reception rooms and bedrooms with ample scope to suit the living tastes of a wide range of potential buyers.

In essence, the ground floor includes four bedrooms, two with en suites, and there is an additional shower room. The master bedroom includes two large walk-in wardrobes and its en suite includes "his and hers" basins, a corner bath and a separate shower. The second en suite shower room is also accessed separately from the conservatory meaning it can also be utilised as an independent shower/cloakroom. Also at this level the former double garage has been converted into a games' room. There is a large central hallway, a conservatory/entrance hall and a covered inner hallway offers access to the games' room.

On the first floor there is flexible reception space which includes a living room with a brick-built fireplace which contains a gas fire. The living room offers access to the balcony and also to the family room/snug which has doors to a further balcony.



The kitchen/breakfast room has been refitted and includes a range of contemporary units and some integrated appliances. There is access to rear part of the garden and there is an enclosed balcony area offering far reaching views to the front. Additional accommodation includes a study, a formal dining room, a utility room/further cooking area and a cloakroom.

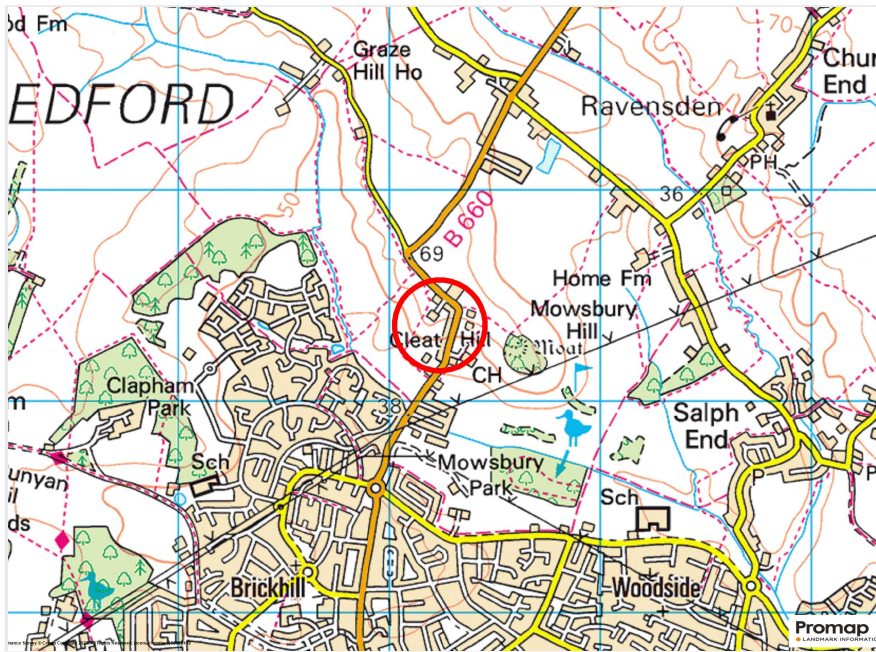
To the exterior, Cleatwood House is set back from the road and accessed via a long private drive which leads to a block paved off road parking area. There is a detached double garage with a room over, ideally suited for use as a home office or gym. The gardens are very mature and include a vast range of shrubs, plants and hedges. They are set over varying levels and include seating areas.

Mowsbury Golf & Squash Centre is within walking distance as is Mowsbury Park and Putnoe Woods, ideal for leisurely walks and where a park café and public tennis courts can be found.

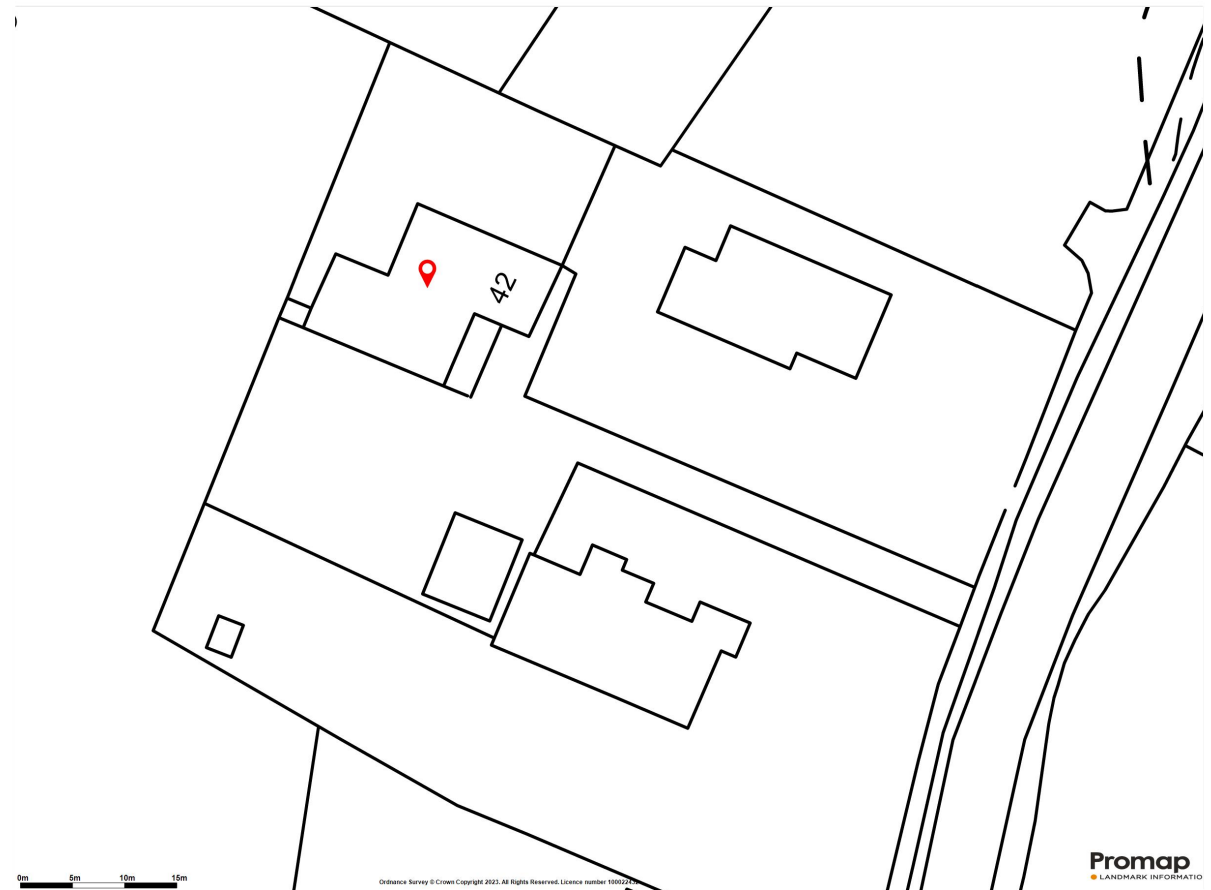
The property is well located for access to Bedford's town centre with its full range of shopping, recreational and highly regarded independent and state schools. Bedford's station is also handy for fast and frequent services to the capital as is Bedford's southern bypass that links the A1 with the M1.







Bedford Railway Station 3 miles • Milton Keynes
19 miles • A1 Black Cat Roundabout 9 miles
• M1 Junction 13 18 miles • Luton Airport 35
miles • Stansted Airport 65 miles • London 64
miles



Cleat Hill, Bedford, MK41

Approximate Area = 3587 sq ft / 333.2 sq m

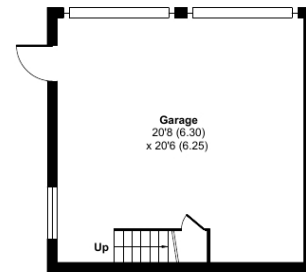
Garage = 650 sq ft / 60.3 sq m

Store = 240 sq ft / 22.2 sq m

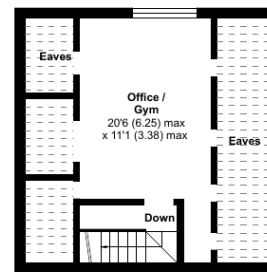
Total = 4477 sq ft / 416 sq m

For identification only - Not to scale

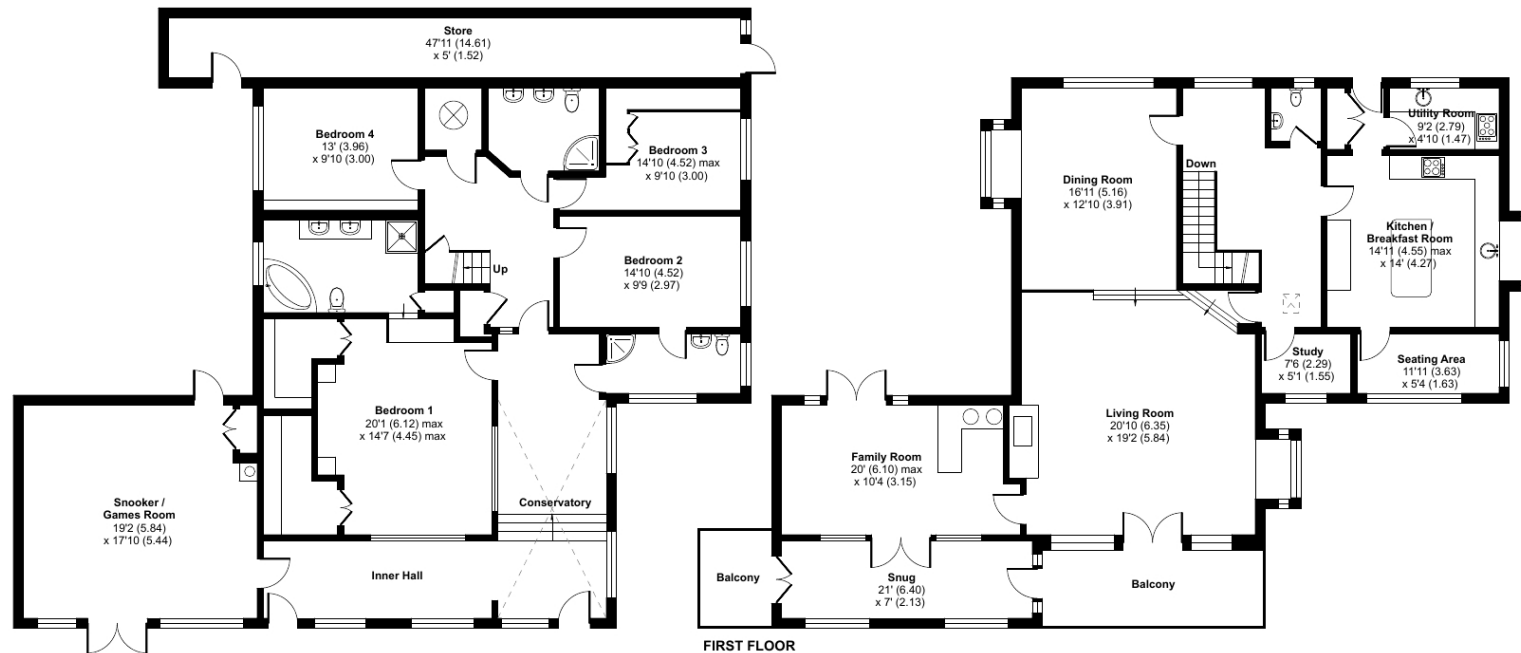
Denotes restricted
head height



GARAGE GROUND FLOOR



GARAGE FIRST FLOOR



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Lane & Holmes. REF: 989291



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