



Spanning an impressive 5017 sqft and set in the charming village of Chalton, Bedfordshire this characterful barn conversion at Common Farm presents a unique opportunity for those seeking a spacious and versatile home. With up to six reception rooms, six bedrooms, and six bathrooms, this property is designed to accommodate both family living and the demands of modern life.

The location is particularly advantageous, with excellent access to the M1 junctions 11a and 12, as well as nearby Leagrave and Harlington train stations, which offer fast and frequent services to London. Surrounded by picturesque open fields and delightful countryside walks, this property also boasts its own paddock space, allowing you to enjoy the tranquility of rural living right within your own grounds.

This property is not just a home; it is a lifestyle choice that combines comfort, space, and the potential for business or extended family living in a serene setting. The only way to fully appreciate this unique home is to book your viewing without delay.

The expansive grounds offer ample parking, making it ideal for multi-generational living or for those who wish to run a business from home. A self-contained two-bedroom annexe provides additional living space, which could easily be converted to further enhance the main dwelling.

For those with professional needs, a detached secondary barn offers a perfect solution for office space, accommodating staff and providing a productive environment. This barn also holds the potential for conversion into another annexe, adding even more flexibility to the property.

## Main Dwelling



## Entrance Hall

Providing access to all ground floor accommodation with hardwood door to the rear aspect. Tiled floor with under floor heating. Double glazed window to the rear aspect. Home alarm system control panel. Under floor heating thermostat. Storage cupboard. Inset spot lights to the ceiling. Exposed wall timbers. Stairs rising to the first floor accommodation

## Cloakroom

Fitted to comprise a w/c. Pedestal wash hand basin. Tiled floor with under floor heating. Wood panelled walls to dado level. Extractor.

## Sitting Room / Dining Room

A good sized 'L' shaped dual aspect living space with a large double glazed window wall which pours in natural light along side the two further double glazed windows. Exposed wall timbers. Tiled floor with under floor heating. Inset spot lights to the ceiling. Tv point.



## Kitchen

A multi aspect room with double glazed windows to the front, side

and rear aspects. Fitted to comprise a range of wall, drawer and base level units with solid wood work surfaces over. 1 and 1/2 drainer sink unit. Space for a free standing range style oven with an extractor hood over. Spaces for a fridge and freezer. Tiled floor with under floor heating. Part tiled walls. Exposed wall timbers. Door leading to the garden.



## Study

Double glazed door and windows to the front aspect. Tiled floor with under floor heating. Inset spot lights to the ceiling. Exposed wall timbers.

## Ground Floor Bedroom

Double glazed window to the front aspect. Tiled floor with under floor heating. Inset spot lights to the ceiling. Wall mounted heating thermostat. Exposed wall timbers.

## En-suite Shower Room

Fitted to comprise a w/c. Wall mounted wash hand basin. Shower enclosure. Part tiled walls. Tiled floor with under floor heating. Exposed wall timbers. Heated towel rail. Inset spot lights to the ceiling. Extractor.

## Landing

Providing access to all first floor accommodation with exposed floor boards and ceiling timbers. Under floor heating thermostat.

## Principal Bedroom

Double glazed window to the rear aspect. Built in wardrobes. Exposed floor boards and wall timbers. Under floor heating thermostat.



### En-suite Bathroom

Fitted to comprise a w/c. Wash hand basin. Panelled bath and a shower enclosure. Part tiled walls. Tiled floor with under floor heating. Heated towel rail. Inset spot lights to the ceiling. Extractor. Double glazed window to the rear aspect. Two large storage cupboards.

### En-suite Shower Room

Fitted to comprise a w/c. Wash hand basin and shower enclosure. Part tiled walls. Tiled floor with under floor heating. Heated towel rail. Inset spot lights to the ceiling. Extractor. Double glazed window to the rear aspect.



### Guest Bedroom

Double glazed window to the rear aspect. Exposed floor boards with under floor heating. Exposed wall timbers. Wall light points. Under floor heating thermostat.

### Bedroom Three

Double glazed window to the front aspect. Exposed floor boards with under floor heating. Exposed wall timbers. Wall light points. Under floor heating thermostat. Storage cupboard.



### Bathroom

Fitted to comprise a w/c. Wash hand basin. Panelled bath. Part tiled walls. Tiled floor with under floor heating. Heated towel rail. Inset spot lights to the ceiling. Extractor. Double glazed window to the front aspect. Exposed wall and ceiling timbers.



### Storage Room

Providing access to the large attic room with a loft hatch and a pull down loft ladder.

### Attic Room

Currently being used for storage but offers vast potential uses such as a games / hobby room. Office / workspace or home cinema. Fitted with light and power. Eaves storage areas.

### Self Contained Annexe

It is Bradshaws opinion that this space could also be repurposed / refitted to provide a 'show case' rear aspect kitchen / living and dining space which could be easily incorporated to the main dwelling (subject to consent) and increase the living space.



### Inner Hall

Providing access into an area of the property which can provide self contained annexed living space and has been used as such in the past with its own front door and inter joining door to the main dwelling. Engineered wood flooring. Radiator. Home alarm system control panel. Wall mounted consumer unit.

### Cloakroom

Fitted to comprise a w/c. Wash hand basin. Part tiled walls. Tiled floor. Heated towel rail. Inset spot lights to the ceiling. Double glazed window to the rear aspect.

### Kitchen / Dining Area

Fitted to comprise a range of wall, drawer and base level units with solid wood work surfaces over. Butler sink. Space for a range style free standing cooker with an extractor over. Space for a fridge / freezer. Integrated dishwasher. Part tiled walls. Tiled floor. Inset spot lights to the ceiling. Two double glazed windows to the side aspect.



### Living Area

A multi aspect room which is currently being used as a living dining space with french doors leading out to the garden. Double glazed windows to the rear and both side aspects. Engineered wood flooring. Wood burner with tiled hearth. Tv point. Three radiators. Stairs rising to the first floor.



### Landing

Providing access to all first floor accommodation with fitted carpet and a double glazed window to the side aspect. Storage cupboard. Central heating thermostat.

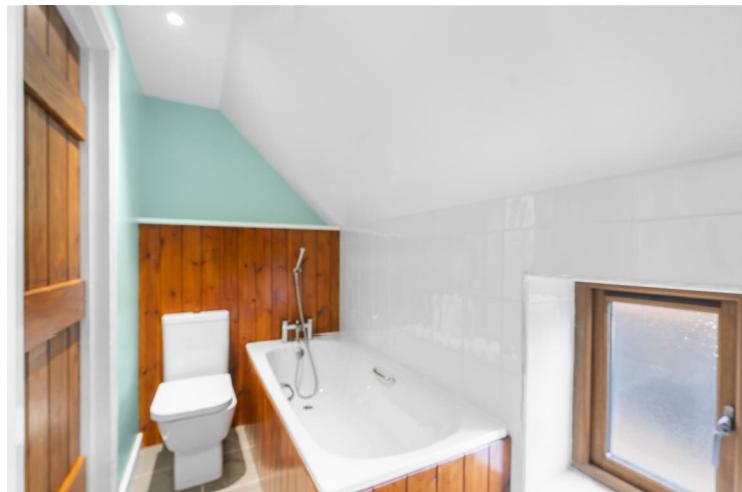
### Bedroom

Feature glass wall looking out into the gardens and woodlands. Double glazed window to the side. Three radiators. Fitted carpet. Wall light points. Tv point. Walk in wardrobe.



### En-suite Bathroom

Fitted to comprise a w/c. Wall mounted wash hand basin. Panelled bath. Part tiled walls. Tiled floor. Heated towel rail. Inset spot lights to the ceiling. Extractor. Double glazed window to the side aspect.



### En-suite Bathroom

Fitted to comprise a w/c. Wall mounted wash hand basin. Rolled top bath and shower enclosure. Part tiled walls. Tiled floor. Heated towel rail. Inset spot lights to the ceiling. Extractor. Double glazed window to the side aspect. Airing cup housing the wall mounted boiler. Hatch to the roof space.



### Bedroom

Double glazed window to the side aspect. Fitted carpet. Radiator. Inset spot lights to the ceiling.



### Detached Secondary Barn

Currently being used as work space this single story and fully detached building could easily be converted (subject to consent) to provide a self contained annexe for those requiring a property that offers multi generational living. The main work space area could be easily divided to provide living room and a bedroom. Whilst the other areas of the barn already provide a fitted kitchen and cloakroom (with plumbing installed to fit a shower enclosure). Bradshaws have seen the rise in demand for properties that offer potential for multigenerational living and this is one of the best examples we've seen.



### Entrance Lobby

Hardwood stable style door to the side aspect. Tiled floor. Radiator. Wall mounted boiler. Inset spot lights to the ceiling.

### Work Space / Living Space

Four feature picture windows to the side aspect. Feature vaulted ceiling with exposed timber trusses. Four sky lights to the ceiling. Tiled floor. Two radiators.



## Kitchen Area

Fitted to comprise an industrial style sink unit with mixer tap over and two side units with solid wood work surfaces and storage under. Double glazed window to the side. Radiator. Part tiled walls. Tiled floor. Inset spot lights to the ceiling. Extractor. Wall mounted consumer unit.



## Storage Room

Could be converted to provide a larger kitchen area. Hardwood stable style door to the side aspect. Tiled floor. Radiator.

## Cloakroom

Fitted to comprise a w/c. Wash hand basin. Part tiled walls. Tiled floor. Heated towel rail. Inset spot lights to the ceiling. Extractor. Space and plumbing to install a shower enclosure

## Principal Grounds and Gardens

The property occupies enviable grounds comprise a formal garden, areas laid to gravel and decorative slate chippings. They include a water feature, outside lighting, a cold water tap, and a power point. The rest of the plot is mainly laid to lawn/meadow with a variety of mature trees and shrubs. There is a brick built open fronted store/shed. A shared driveway leads to gated access to gravelled off road parking, with another gated access to a further parking area and the paddock area beyond. It is Bradshaws opinion that the paddock and meadow area could provide potential for those requiring equestrian facilities (subject to consent).

## NB

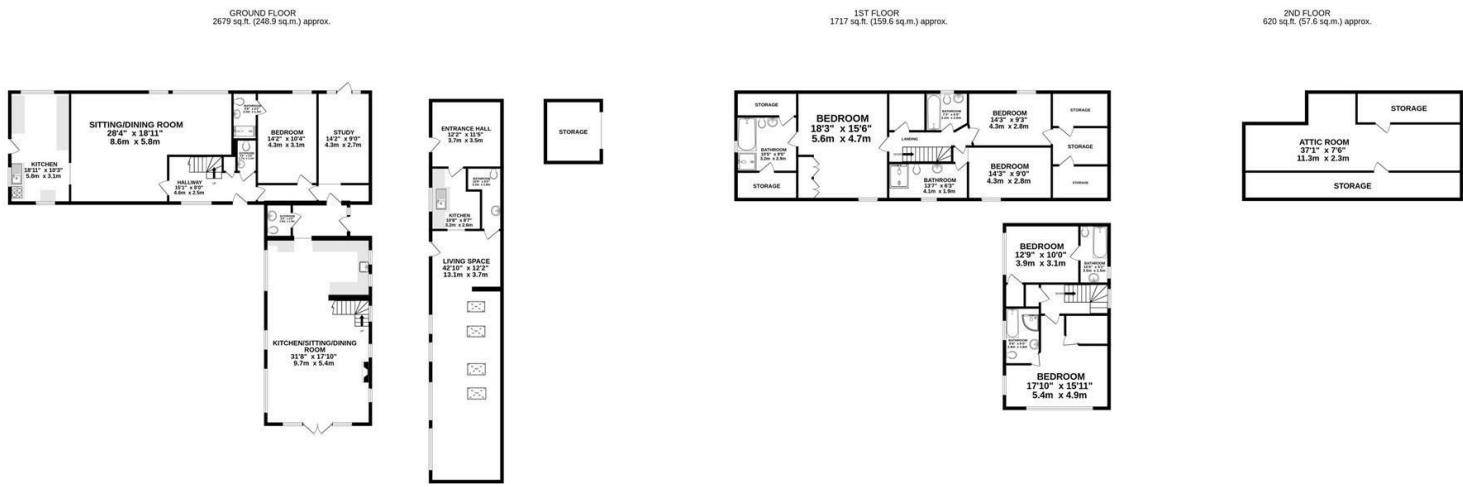
Services and appliances have not been tested.

## Viewing

By appointment through Bradshaws.

## Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are within a 3" differential.)



TOTAL FLOOR AREA : 5017 sq.ft. (466.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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