



**1 HARPUR COTTAGES, CHURCH HILL,
RAVENS DEN, MK44 2RJ**

1 Harpur Cottages, Church Hill Ravensden, MK44 2RJ

GUIDE PRICE: £360,000

CHAIN FREE GRADE 2 LISTED TWO DOUBLE BEDROOM COTTAGE IN A LOVELY RURAL NORTH BEDFORDSHIRE SETTING.

A very attractive and superbly presented Grade 2 listed cottage which has undergone a complete transformation within the last 3 years with the added benefit and planning consent in place for a rear ground floor extension to further enhance this lovely property. Set in the heart of rural North Bedfordshire on the edge of Church End, Ravensden this is one of 3 cottages which stands back from the road with a wide grass verge that leads to the off road parking and comprises: Entrance area, light and airy dual aspect modern Kitchen/diner with 'French Doors' to the rear, dual aspect lounge with 'French Doors' to the rear, a log burner and an open fire servicing both rooms, ground floor shower room, stairs from the lounge to first floor landing, dual aspect master bedroom with en suite bathroom and a second dual aspect double bedroom. Outside to the front offers a gravel area proving off road parking for 2 cars. A shared passage between this and next door allows access to the fully enclosed and private rear garden which has been landscaped to create a wonderful patio area space across the rear of the property, with a raised lawn and large garden shed beyond. This lovely home also benefits from having planning consent for a rear extension and has NO UPWARD CHAIN.

The property benefits from: Rural location, contemporary feel with all the old-world charm and modern fittings, spacious kitchen/diner 2 double bedrooms with en suite to master bedroom and second shower room, good size lovely enclosed rear garden, off road parking - all with NO UPWARD CHAIN.

The property is situated in a prime village location with local shops in Renhold & Ravensden which are a short drive away, as is the well regarded Horse & Jockey pub/restaurant. The property falls within a very good local authority school catchment for all age groups & good vehicular access to the M1 Junction 13, A1 & A6 Trunk Road can be easily sourced via the Bedford Southern Bypass which is a short drive away. The mainline railway can be located on the western fringe of Bedford town centre & gives fast & frequent commuter links to London & the North.

PLANNING CONSENT FOR A REAR EXTENSION

- | | |
|---|--|
| <ul style="list-style-type: none">- REFURBISHED THROUGHOUT- LOVELY LOCATION- 2 DOUBLE BEDROOMS- EN SUITE TO MASTER- LOUNGE | <ul style="list-style-type: none">- KITCHEN/DINER- DOWNSTAIRS SHOWER ROOM- GOOD SIZE REAR GARDEN- OFF ROAD PARKING- NO UPWARD CHAIN |
|---|--|

Call Compass Residential Homes on 01234 214234 to arrange your viewing.

MAP:

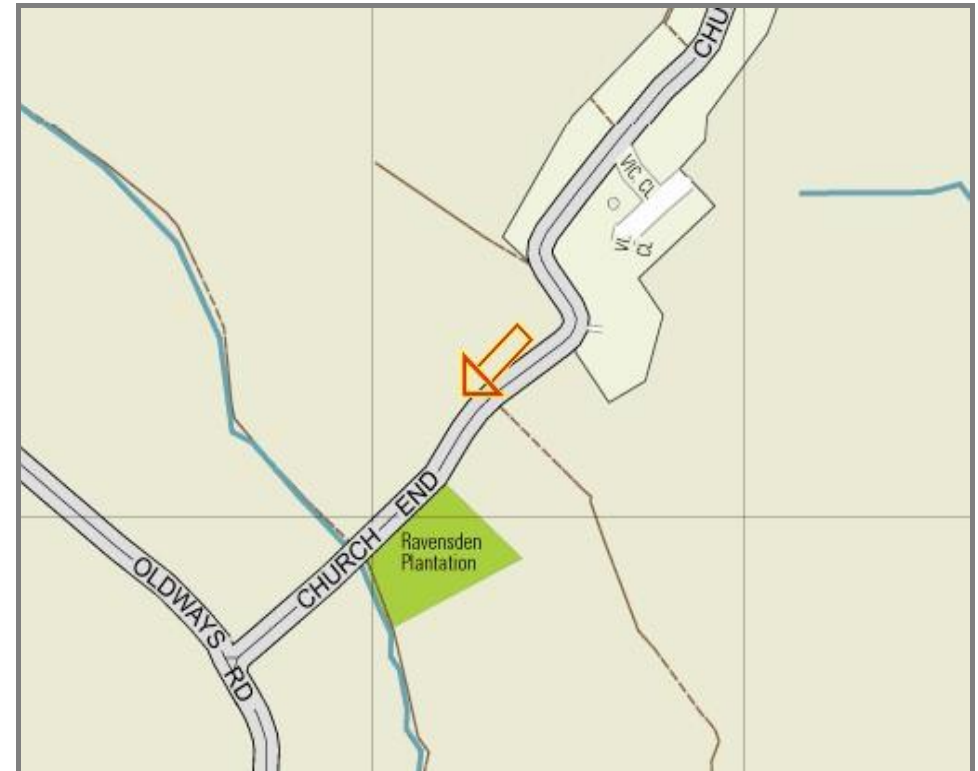
COUNCIL TAX TELEPHONE BEDS BOROUGH COUNCIL DIRECT LINE 01234 718097
(Option 5)

PLEASE NOTE: NONE OF THE SYSTEMS & APPLIANCES IN THIS PROPERTY HAVE BEEN TESTED.

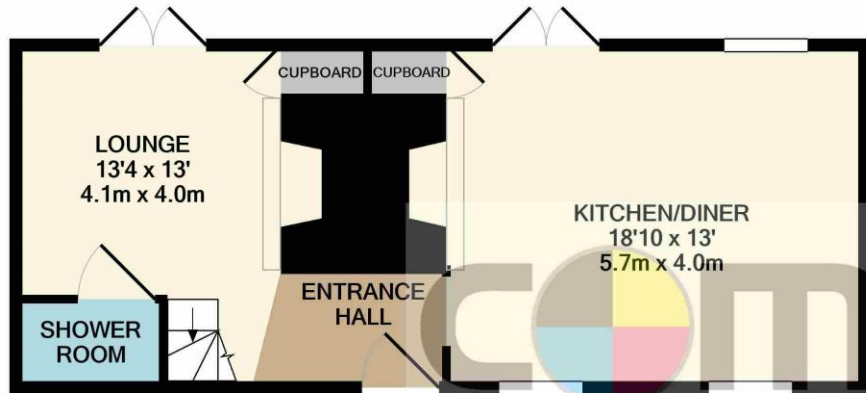
PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.

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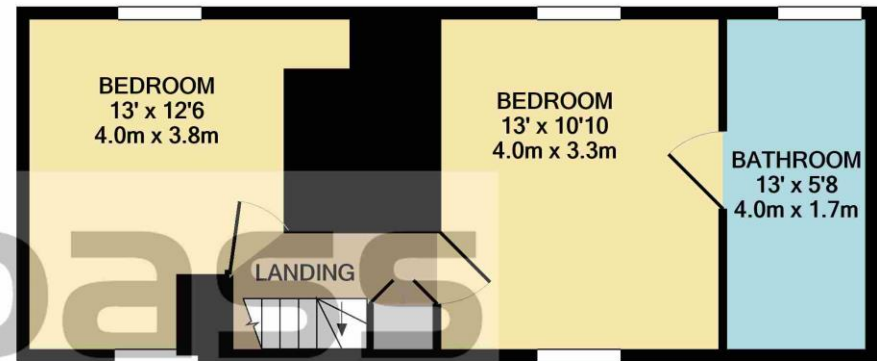
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FLOORPLAN:



GROUND FLOOR
APPROX. FLOOR
AREA 417 SQ.FT.
(38.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 370 SQ.FT.
(34.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 787 SQ.FT. (73.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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