

ten sales &  
lettings

office: 01480 274310

email: [info@tenpropertyagents.co.uk](mailto:info@tenpropertyagents.co.uk)



Wycome House, Chawston Lane, Bedford, MK44 3BH

Bedrooms: 5 Bathroom: 3

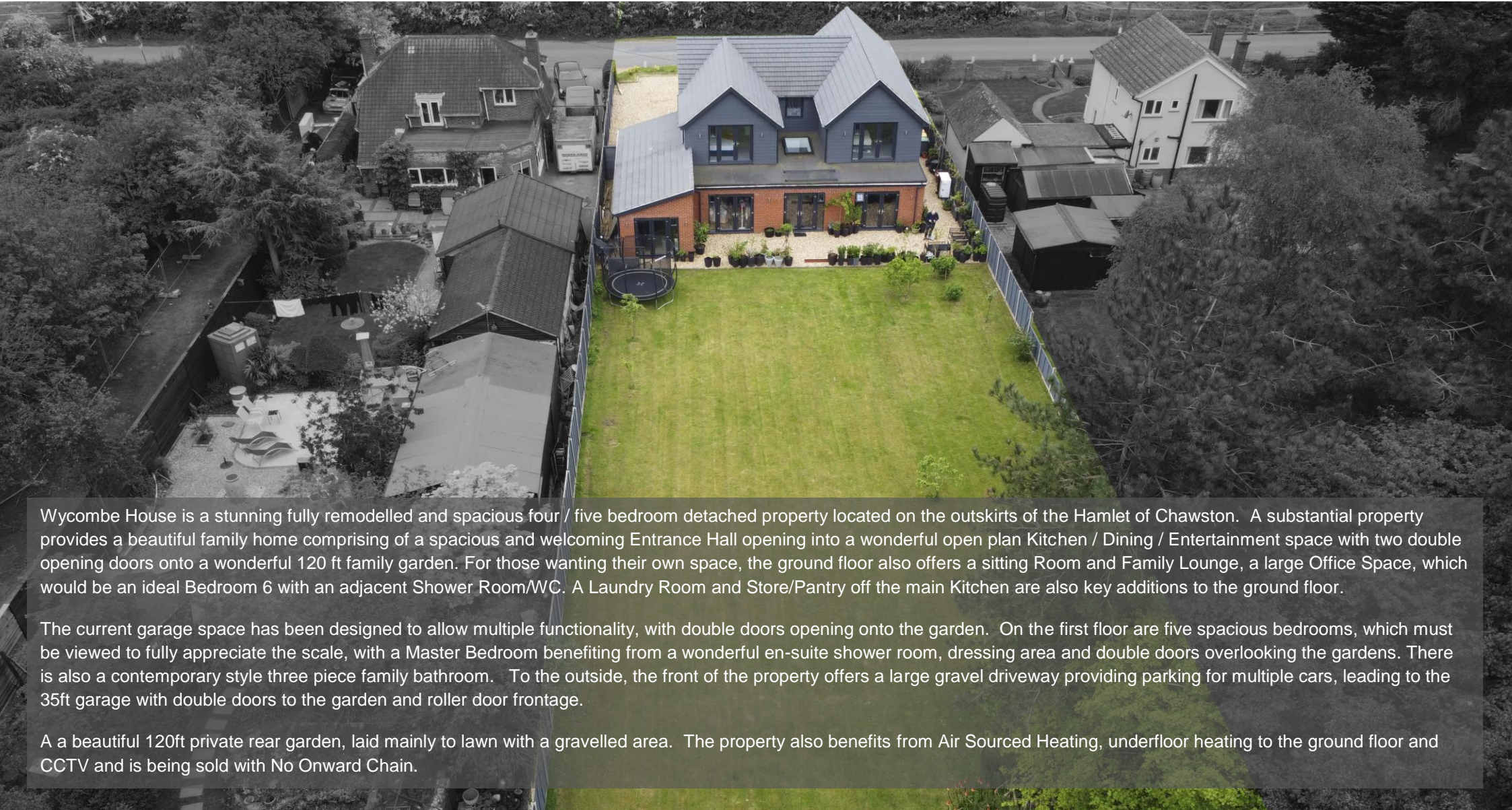
£875,000

experience better



# Property Features

- 5/6 BEDROOM DETACHED FAMILY HOME
- SPACIOUS KITCHEN / ENTERTAINMENT AREA
- TWO PRIVATE FAMILY LOUNGES
- OPTIONAL OFFICE / 6TH BEDROOM
- DOWNSTAIRS SHOWER / WC ROOM
- LAUNDRY ROOM & SEPARATE PANTRY STORE
- 5 FIRST FLOOR SPACIOUS BEDROOMS
- 120 FT PRIVATE REAR GARDEN



Wycombe House is a stunning fully remodelled and spacious four / five bedroom detached property located on the outskirts of the Hamlet of Chawston. A substantial property provides a beautiful family home comprising of a spacious and welcoming Entrance Hall opening into a wonderful open plan Kitchen / Dining / Entertainment space with two double opening doors onto a wonderful 120 ft family garden. For those wanting their own space, the ground floor also offers a sitting Room and Family Lounge, a large Office Space, which would be an ideal Bedroom 6 with an adjacent Shower Room/WC. A Laundry Room and Store/Pantry off the main Kitchen are also key additions to the ground floor.

The current garage space has been designed to allow multiple functionality, with double doors opening onto the garden. On the first floor are five spacious bedrooms, which must be viewed to fully appreciate the scale, with a Master Bedroom benefiting from a wonderful en-suite shower room, dressing area and double doors overlooking the gardens. There is also a contemporary style three piece family bathroom. To the outside, the front of the property offers a large gravel driveway providing parking for multiple cars, leading to the 35ft garage with double doors to the garden and roller door frontage.

A beautiful 120ft private rear garden, laid mainly to lawn with a gravelled area. The property also benefits from Air Sourced Heating, underfloor heating to the ground floor and CCTV and is being sold with No Onward Chain.





*An impressive individually designed executive home with substantial gardens.*



# Room Details & Dimensions

## Entrance Hall

Composite grey entrance door leading into a spacious open plan hallway with wood effect Karndean flooring and under floor heating. Alarm controls.

## Kitchen / Entertainment Room 22' 3" x 20' 0" (6.78m x 6.09m)

A wonderful open plan kitchen/dining area creating a spectacular social space for the whole family to enjoy, offering beautiful views over the garden via two large french doors. A stunning premium matte black and rose gold kitchen with central island provides large worksurfaces and a breakfast bar with seating.

A dining area provides ample capacity for large groups and entertaining along with space for sofa and wall mounted TV. Karndean wood effect flooring throughout with under floor heating.

A large skylight provides wonderful natural light all day long. Two sets of French doors take you directly to the substantial rear garden with a gravelled eating area.

Adjoining the kitchen is the spacious pantry room, providing a substantial storage space for supplies and kitchen gadgetry as well as an optional second preparation room.

The range of kitchen appliances includes an integrated fridge, freezer, dishwasher, oven, grill, hob and extractor, with a separate utility room provides space for multiple additional appliances.

## Lounge / Family Room 20' 0" x 12' 11" (6.09m x 3.93m)

A spacious family lounge provides one of two sitting rooms where members of the family can enjoy their own space. French doors lead onto the rear garden with TV points and Karndean flooring with under floor heating.



## Office / Optional Bedroom 6 *12' 11" x 7' 11" (3.93m x 2.41m)*

A spacious office or optional Bedroom 6 with window to side, BT point.

## Shower Room / WC

A stylish downstairs shower room with corner shower and sliding doors, subway style tiling and wall mounted chrome shower controls.

Wall mounted vanity sink unit with drawers under and stylish chrome tap. W.C., wall mounted grey towel rail holder, Karndean wood effect flooring and under floor heating. Window to front. The room provides an ideal space should you wish to utilise the Bedroom 6 option.

## Utility Room

A spacious room providing ample space for multiple appliances and additional storage. Karndean flooring, window to front, radiator and side access door.

## Sitting Room *16' 4" x 12' 7" (4.97m x 3.83m)*

A second sitting room space offers Karndean wood effect flooring, under floor heating, large window to front aspect and wall mounted TV point.

## Garage *31' 11" x 9' 9" (9.72m x 2.97m)*

A tandem length garage space with options to utilise for a small business or Gym, with french doors leading to the rear gardens and electronic roller door to front.

## Bedroom One *20' 10" x 12' 7" (6.35m x 3.83m)*

A superb bedroom space providing ample room for a side dressing area, feature french doors overlooking the gardens, radiators and side window. Door to En suite.





## En Suite

Large corner shower unit with chrome wall mounted controls, stylish vanity sink unit with drawers under, WC, wall mounted grey towel rail heater window to side and vinyl period style flooring.

## Bedroom Two *20' 10" x 12' 11" (6.35m x 3.93m) max*

A superb and spacious bedroom space with large dressing area, french door overlooking the rear gardens and radiators.

## Bedroom Three *12' 7" x 12' 3" (3.83m x 3.73m)*

A large double bedroom with window to front aspect, radiator.

## Bedroom Four *11' 6" x 10' 11" (3.50m x 3.32m)*

A spacious double bedroom with window to front and radiator.

## Bedroom Five *12' 2" x 6' 11" (3.71m x 2.11m)*

Double bedroom with radiator and window to rear.

## Family Bathroom

A lovely mix of period and contemporary styles with feature period shower/tap mixer over bath, vanity wash basin with period style chrome tap, WC, wall mounted towel rail heater, period style vinyl flooring and window to front.

## Parking & Frontage

The property offers a substantial gravelled parking area, with side access to the gardens and Garage to the side with remote control roller door.

## Rear Garden

Measuring approximately 120 ft long, this substantial family garden space is mainly laid to lawn with fenced boundaries and access to the garage via french doors. A large gravelled seating area and side passage for access to the front, housing the Mitsubishi Air Source Heating system.











*Open plan Living at it's best, with direct access to gardens.*





*One of Two Lounges to relax and unwind.*

experience better





*Substantial sized Bedroom One and Bedroom Two  
With Dressing Areas, Garden Views and En Suite to Bedroom One*

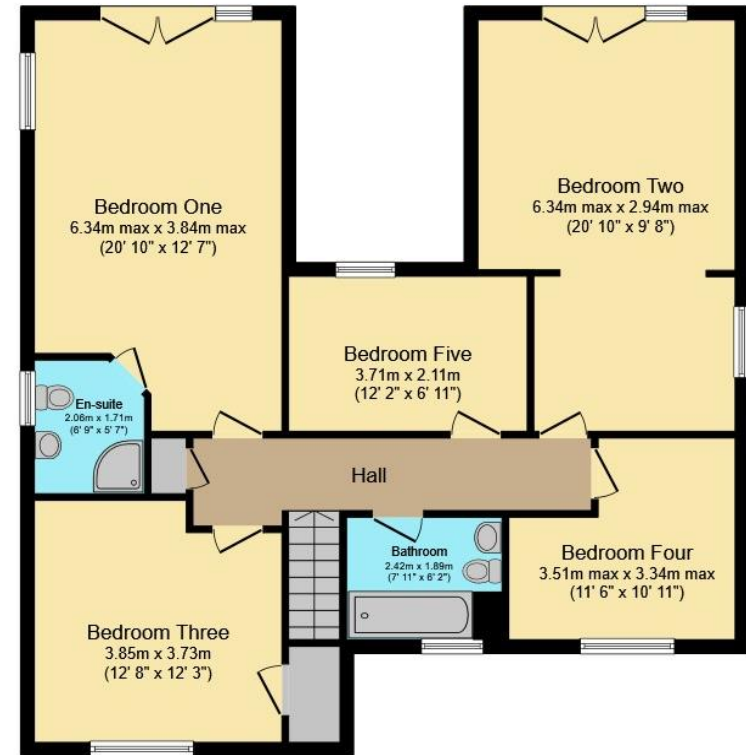


# Floorplan



Ground Floor

Floor area 168.2 sq.m. (1,810 sq.ft.)



First Floor

Floor area 99.5 sq.m. (1,071 sq.ft.)

TOTAL: 267.7 sq.m. (2,881 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





Council Tax Band: D  
Local Schools:  
EPC Rating: D  
Tenure: Freehold  
Term Remaining: n/a

#### Property Misdescriptions Act 1991

The Agent has not tested any electrics, central heating systems, apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is therefore advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. These particulars do not form part of any contract.

Measurements are believed to be correct within 5 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.