



Occupying an enviable position, this beautifully presented four-bedroom semi-detached family home effortlessly combines period charm with contemporary style and thoughtfully designed accommodation. The property is complemented by a stunning 170ft rear garden, a swimming pool, and an exceptional range of detached outbuildings, creating the perfect setting for modern family living, home working, fitness, and entertaining.

From the moment you step inside, this beautiful home strikes a perfect balance between character and practicality. At its heart is a stunning open-plan kitchen and dining area, thoughtfully designed for modern family living and effortless entertaining. The impressive 17ft kitchen features extensive wooden worktops, a central breakfast bar island, a range-style cooker, and an abundance of storage, flowing seamlessly into the dining area, where views across the rear garden create a wonderful backdrop.

To the front of the property, the elegant 22ft living room is flooded with natural light from a large bay window and centres around an attractive feature fireplace with a wood-burning stove, creating a warm and inviting atmosphere throughout the seasons.

The accommodation is completed by four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, a convenient ground floor cloakroom, and a beautifully appointed family bathroom, making this a truly charming and versatile family home.

Entrance Hall

A welcoming entrance hall providing access to the principal ground floor accommodation. The space offers a warm first impression, with a composite double glazed entrance door to the front.

Cloakroom

Tastefully fitted with a contemporary two-piece suite comprising a low-level W.C. and wash hand basin set within a vanity unit. Finished with tiled flooring, a radiator, and attractive wood panelling to dado height, creating a stylish and practical ground floor cloakroom.

Living Room

A beautifully presented living room that effortlessly combines character and contemporary styling. The generous bay window floods the room with natural light while offering attractive open views to the front, creating a bright and welcoming atmosphere throughout the day. A charming feature fireplace with wood-burning stove forms the focal point of the room, complemented by bespoke alcove shelving and tasteful décor that enhances the home's period character.

The well-proportioned layout provides ample space for both relaxation and entertaining, with attractive wood-effect flooring adding warmth and practicality. This elegant reception room offers the perfect setting for cosy evenings by the fire whilst enjoying the peaceful outlook.

Kitchen / Breakfast Room

Undoubtedly the heart of the home, this impressive open-plan kitchen and breakfast room has been thoughtfully designed for modern family living and entertaining. The beautifully appointed kitchen features an extensive range of contemporary cabinetry, complemented by solid wooden work surfaces and an eye-catching mosaic tiled splashback. A substantial central island with breakfast bar seating provides the perfect space for casual dining, socialising, and everyday family life.

A striking recessed chimney breast houses space for a range-style cooker, creating a distinctive focal point and adding character to the room. The generous layout offers excellent preparation and storage space, while recessed ceiling lighting and dual-aspect views create a bright and welcoming atmosphere throughout. Open-plan access to the dining area enhances the sociable feel, making this an exceptional space for hosting guests and bringing family together.

Dining Room

This bright and inviting dining area provides an excellent space for both everyday family life and entertaining. Flooded with natural light from twin roof lanterns and French doors opening directly onto the rear garden, the room enjoys a wonderful connection to the outdoors. Stylish botanical feature wallpaper creates a striking focal point, complemented by neutral décor and tiled flooring for a contemporary finish. Generously proportioned, the space comfortably accommodates a large dining table and chairs, making it ideal for family meals, celebrations, and social gatherings while enjoying pleasant views across the garden.

Landing

A spacious first floor landing providing access to all bedrooms and the family bathroom. The landing benefits from fitted carpet, a radiator, a useful built-in storage cupboard, and a separate airing cupboard. Two loft hatches provide access to the roof spaces, offering additional storage potential.

Bedroom One

A generous sized principal bedroom enjoying pleasant views to the front through a double glazed window. Beautifully presented and finished with fitted carpet, the room offers ample space for bedroom furniture and benefits from a radiator, television point, and a bright, airy feel, creating a comfortable and relaxing principal suite.

En-suite Shower Room

Stylishly appointed, the en-suite is fitted with a modern three-piece suite comprising a low-level W.C., wash hand basin, and enclosed shower cubicle. Finished with fully tiled walls and flooring, the room also benefits from a heated towel rail, inset ceiling spotlights, and a double glazed window to the front aspect, creating a bright and contemporary space.

Bedroom Two

A spacious bedroom overlooking the rear garden through a double glazed window. The room is finished with attractive wood laminate flooring and benefits from a radiator, a bright and comfortable living space.

Bedroom Three

A well-proportioned bedroom enjoying a pleasant rear aspect through a double glazed window. Finished with attractive wood laminate flooring, the room also benefits from a radiator, and a built-in storage cupboard/wardrobe, providing practical storage, making it an ideal child's bedroom.

Bedroom Four

A versatile fourth double bedroom with a double glazed window to the side aspect, allowing for plenty of natural light. The room is

finished with fitted carpet and benefits from a radiator, making it an ideal nursery, child's bedroom, guest room, or home office.

Family Bathroom

Beautifully appointed and finished in a timeless style, the family bathroom provides a luxurious retreat for relaxation. The centrepiece is an elegant freestanding clawfoot bath with shower attachment, complemented by contemporary sanitaryware and tasteful neutral tiling throughout. A raised bathing area, chrome heated towel rail, and natural light from the window enhance both the practicality and ambience of the space, creating a bright and inviting room that perfectly serves the needs of a modern family.

Outside

The magnificent rear garden extends to approximately 170ft and has been thoughtfully arranged into a series of attractive spaces. Immediately adjoining the property is a patio seating area, ideal for outdoor dining and entertaining, leading onto a generous lawn bordered by established planting.

A standout feature is the impressive 32ft swimming pool, complete with filter pump system and thermal summer cover. Beyond this, two substantial outbuildings provide exceptional flexibility. One is currently utilised as a home office and gym, while the second serves as a games room and entertainment space. Both benefit from power, lighting, electricity and Wi-Fi connectivity, making them ideal for modern lifestyles.

Location

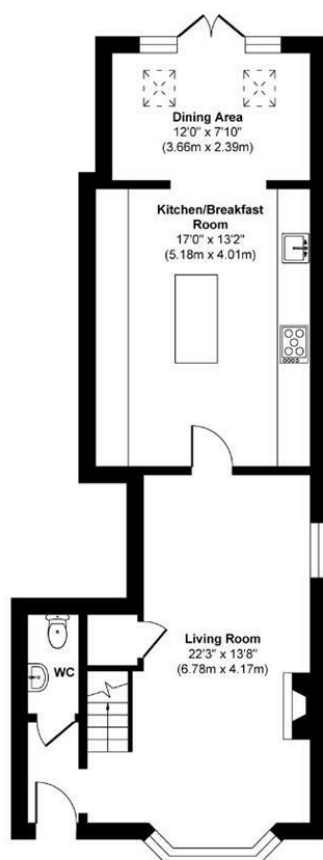
The Brache enjoys a sought-after setting within the highly desirable village of Maulden, the highly sought-after Bedfordshire village, renowned for its attractive countryside setting, strong community atmosphere, and excellent local amenities. The village offers a well-regarded lower school, local shops, pubs, and scenic woodland walks, whilst nearby Flitwick provides a mainline railway station with direct services to London St Pancras. With easy access to the M1 and surrounding market towns, such as Ampthill, Maulden offers the perfect blend of village living and commuter convenience.

Viewing

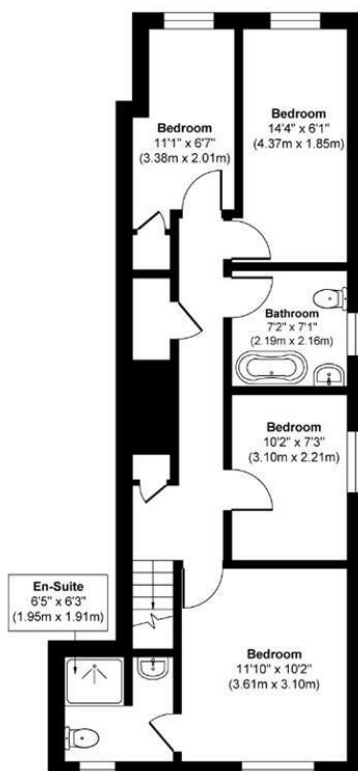
All viewings are strictly by appointment through Bradshaws.

Disclaimer

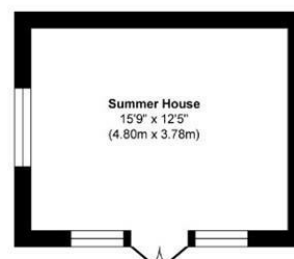
These particulars have been prepared in good faith and are intended as a general guide only. They do not constitute part of an offer or contract. No survey of the property has been undertaken and no responsibility is taken for the condition of the structure, fixtures, fittings or services. Any heating systems, electrical installations or appliances have not been tested. All measurements are approximate.



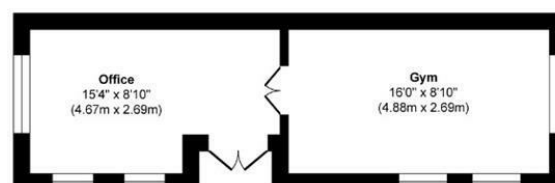
Ground Floor
Approximate Floor Area
648 sq.ft
(60.20 sq.m)



First Floor
Approximate Floor Area
621 sq.ft
(57.69 sq.m)



Outbuilding
Approximate Floor Area
196 sq.ft
(18.21 sq.m)



Outbuilding
Approximate Floor Area
266 sq.ft
(24.71 sq.m)

Illustration for identification purpose only, measurements are approximate, not to scale.

Council Tax Band: D

EPC Rating: C