



BEASLEY
& PARTNERS

'Strawberry Farm' Salford Road, Aspley Guise, MK17 8HY

Guide Price: £2,500,000 Freehold







Set within approximately 10 acres of gardens, paddocks and grounds, Strawberry Farm is a delightful detached thatched country home enjoying a wonderfully private position surrounded by open farmland on the edge of the highly regarded village of Aspley Guise.

Approached via a sweeping gravel driveway and screened by mature hedgerows and trees, the property offers an increasingly rare combination of character, space and versatility. The house extends to over 3,000 sq ft, complemented by substantial outbuildings providing a further 3,191 sq ft of ancillary accommodation, storage and workshop space.

The accommodation is centred around an impressive reception hall with a striking galleried landing above, creating an immediate sense of space and character. The principal reception rooms are beautifully proportioned and designed to enjoy the surrounding gardens. The dual-aspect sitting room forms the heart of the home, featuring a fireplace and French doors opening onto the terrace, while an adjoining conservatory provides an attractive additional living area overlooking the grounds.

For more formal occasions, there is a separate dining room and drawing room, while a dedicated study offers an ideal environment for home working. The farmhouse-style kitchen is fitted with a range of traditional cabinetry, generous preparation space and an Aga, with a practical utility room, boot room and cloakroom completing the ground floor accommodation.

The first floor is arranged around a spacious landing and offers five well-balanced bedrooms. The principal suite enjoys views across the grounds together with fitted wardrobes and an en suite bathroom. Bedroom two also benefits from an en suite bathroom and extensive fitted storage, while bedrooms three and four each have en suite shower facilities. A family bathroom serves the remaining accommodation, creating a layout well suited to both family living and visiting guests.

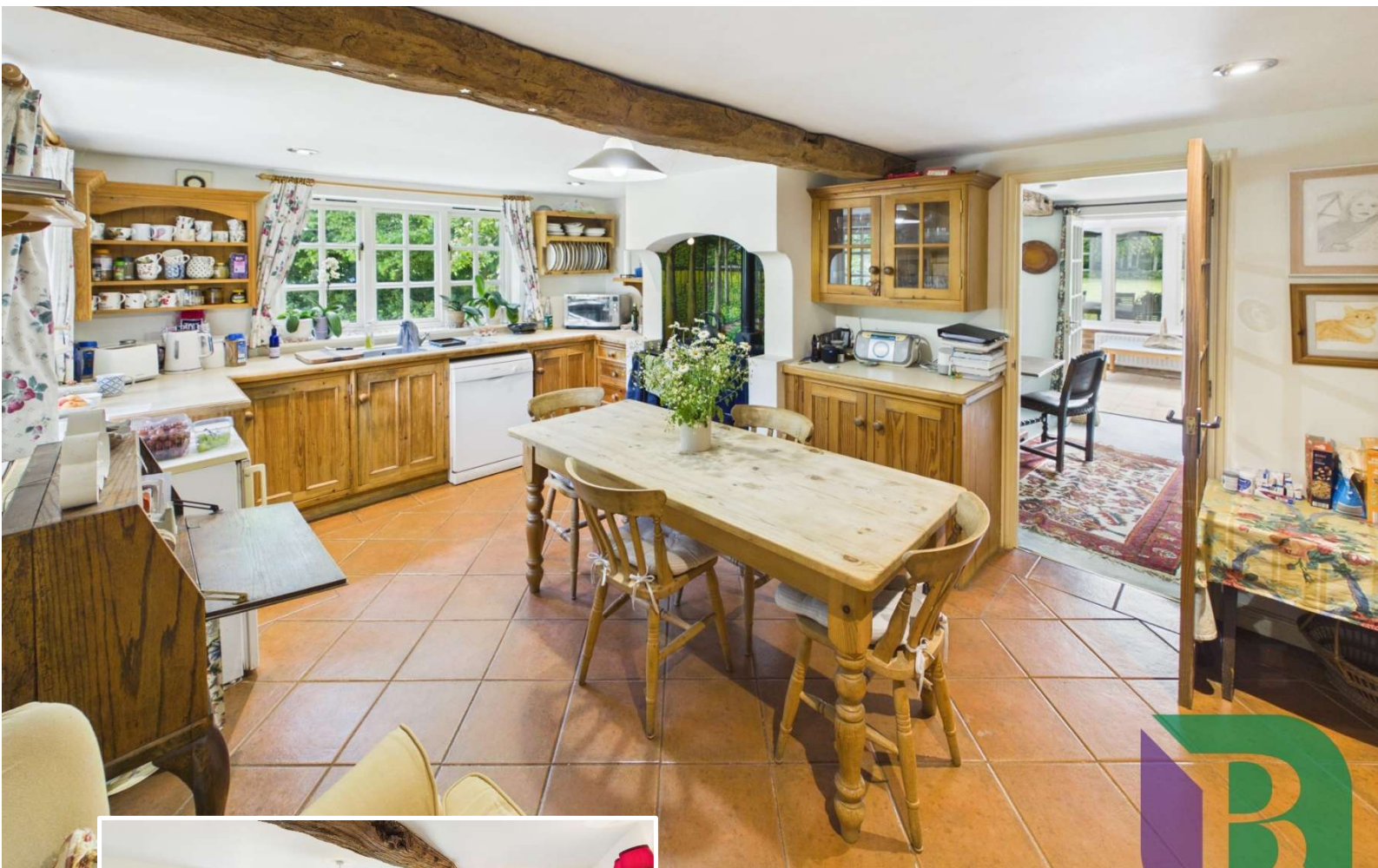


The extensive outbuildings are a particular feature of the property and offer exceptional flexibility. Including a substantial barn and additional detached buildings, they provide excellent opportunities for storage, workshop use, garaging, hobbies, equestrian purposes or future adaptation, subject to any necessary consents.

The property further benefits from existing planning permission for an additional self-build dwelling (For more information on the planning conditions please planning reference CB/24/02722/OUT on the central Bedfordshire Planning Portal), presenting an exciting opportunity for future development or multi-generational living, subject to the relevant planning conditions. Further details are available upon request.

Outside, the formal gardens wrap around the house and comprise expansive lawns, mature planting and a sheltered terrace perfectly positioned for outdoor entertaining. Beyond the gardens, the grounds open into an established orchard with apple, pear and plum trees, a productive fenced vegetable garden with potting shed, and extensive paddocks ideally suited to equestrian, smallholding or lifestyle use.

Strawberry Farm occupies an enviable semi-rural position on Salford Road, surrounded by attractive Bedfordshire countryside whilst remaining exceptionally well connected. Aspley Guise is one of the area's most desirable villages, offering a range of local amenities, independent shops, public houses and well-regarded schools.







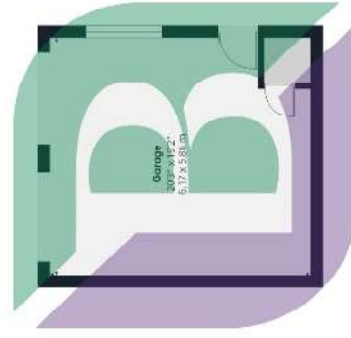








Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 1

Approximate total area⁽¹⁾3253 ft²302.1 m²

Reduced headroom

 5 ft^2 $0.5 \pi^2$

(*) Excluding balconies and terraces

Reduced headroom

Below 5 ft/15 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

