

for sale

£835,000



## Mill Lane Clophill Bedford MK45 4BX

Nestled in the sought-after village of Clophill, this exceptional detached family home beautifully blends historic charm with modern-day living. Call Connells today to view!



# Mill Lane Clophill Bedford MK45 4BX

## Entrance / Hallway

Opaque double glazed door to front aspect. Opaque double glazed windows to side aspect. Tiled flooring.

## Cloakroom

Opaque glazed window, low level wc, hand wash basin, shower cubicle, extractor fan.

## Kitchen / Diner

18' 11" max x 11' 8" max ( 5.77m max x 3.56m max )  
Exposed brickwork. Wall to base fitted units (some soft close). Sleek work top surfaces, butler sink. Tiled backsplash. integrated dishwasher, space for Range cooker. Integrated combination cooker/microwave. Integrated fridge. Double glazed door (frosted) to side aspect for front garden. Extractor fan. Spotlights to ceiling. Double glazed window to front aspect. Double glazed window to rear aspect. Double glazed door to rear aspect and rear garden. Boiler. Space for dining furniture.

## Utility Room

6' max x 8' max ( 1.83m max x 2.44m max )  
Wall to base fitted units work surface, space for white goods, pitched ceiling with spotlights  
Double glazed window to rear aspect.

## Living Room

12' 5" x 24' max ( 3.78m x 7.32m max )  
Working log burner with brick fireplace surround. Two radiators. Exposed brickwork. Wooden beams. Single pain window to rear aspect into conservatory.

## Conservatory

19' 2" x 7' 8" max ( 5.84m x 2.34m max )  
Two Double glazed windows to rear aspect. Two radiators. Double glazed door to rear aspect to rear garden. Three Double glazed Velux windows in ceiling with blinds which are remotely controlled opening and blinds. Windows have automatic rain closure.

## Annex/Bedroom 4

9' 6" max x 8' 1" max ( 2.90m max x 2.46m max )  
Ground floor space currently used as an office. Can be used as a fourth bedroom.  
Spotlights. Double glazed window to side aspect to rear garden. Double glazed door to side aspect to rear garden. Spiral wooden and metal staircase to first floor office directly above.

## Upstairs Office/5th Bedroom

20' max x 8' 2" max ( 6.10m max x 2.49m max )  
Access via spiral staircase from downstairs office/4th bedroom. Spotlights. Two double glazed windows to side aspect. Two double glazed Velux windows to ceiling.



## **First Floor**

### **Landing**

Exposed brickwork. Loft access. under eaves cupboard.

### **Bedroom 1**

12' 1" max x 16' 5" max ( 3.68m max x 5.00m max )  
full range of cottage style fitted wardrobes, dressing table and bedside cabinets. Loft access. Two Double glazed windows to rear aspect. Radiator.

### **Bedroom 2**

7' 11" x 12' 2" ( 2.41m x 3.71m )  
Double glazed window to front aspect. Double glazed window to rear aspect. Built in wardrobes.

### **Bedroom 3**

10' 9" x 8' 4" ( 3.28m x 2.54m )  
Radiator. Double glazed window to rear aspect.

### **Bathroom**

Bath with shower attachment. Spotlights to ceiling. low level wc. hand wash basin. Heated towel radiator. automatic ceiling fan and large mirror fronted storage cupboard as well as a fitted bathroom cabinet. Frosted Double glazed window to rear aspect.

### **Loft Space**

Access via bedroom 1 and access via first floor landing- both hatches give limited access due to the structure of the cottage.

### **Outside**

#### **Front Garden**

The front of the property provides ample off-road parking for three or more vehicles, alongside useful log storage and gated side access to the rear. mature trees and shrubs. Electric access. Water access. Patio area. Side access to rear garden.

#### **Rear Garden**

The garden is perfectly designed for both relaxation and entertaining, with access directly from the kitchen, conservatory, and the ground-floor office rooms. Patio area, lawn area mature plants trees and shrubs, flower bed borders. Wooden shed. Access from the front via a wooden side gate access. Water access.







Total floor area 177.8 m<sup>2</sup> (1,914 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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)



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Property Ref: FLI305839 - 0003

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: E

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