



White Cottage Bedford Road Houghton Conquest Bedford MK45 3LS

for sale offers in excess of
£475,000



Property Description

Connells are delighted to bring to market, this elegant three-bedroom detached character cottage which offers a unique blend of period charm and modern convenience, set within the sought-after village of Houghton Conquest and offered to the market chain free.

Beautifully presented throughout, the property boasts a versatile and spacious ground floor. At its heart are two distinct reception rooms, each offering its own unique appeal. The characterful lounge is rich in charm and period features, creating a warm and inviting atmosphere, while the second, more contemporary reception room provides a bright and stylish living space with direct access to the side garden, ideal for both everyday family life and entertaining guests. The remainder of the ground floor comprises a modern, fully fitted kitchen with access to the rear garden, a contemporary utility area offering additional practicality, and a well-appointed family bathroom. The first floor continues to impress with three generous double bedrooms. The principal bedroom serves as a luxurious retreat, benefitting from a walk-in wardrobe and a private en-suite shower room. The remaining bedrooms are also well-proportioned, making the property perfectly suited to families, professionals, or those seeking additional guest accommodation.

Externally, the property enjoys low-maintenance side and rear gardens, providing attractive outdoor spaces for relaxing and entertaining with minimal upkeep required.

Area

Houghton Conquest is a highly regarded Bedfordshire village, offering the perfect balance between countryside living and modern convenience. Surrounded by attractive rural scenery and a strong sense of community, the village provides a peaceful setting whilst remaining within easy reach of Bedford, Milton Keynes and major road links including the A421 and M1. Residents benefit from local amenities, reputable schooling nearby and excellent transport connections, making it a popular choice for families and professionals alike. With its blend of historic character and village charm, Houghton Conquest continues to be one of the area's most desirable locations.

Agents Note

"Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers. An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"

Exterior

To Front

On Street parking for multiple vehicles

To Rear

part patio, wooden outbuilding, access via double-glazed doors from kitchen, part concrete pathway

To Side

part patio, fully enclosed, part gravel, stepped levels, mature shrubs

Interior

Ground Floor

Entrance Hall

access to both lounges and family bathroom, wooden door with opaque double-glazed windows to front aspect

Family Bathroom

shower cubicle, spotlights, wash hand basin, two heated towel rails, bath, opaque double-glazed window to rear aspect

Lounge (reception/Dining Room)

two double-glazed windows to front aspect, two radiators and a log burner

Lounge

radiator, two double-glazed windows to front aspect, log burner, under stair storage, access to side garden via double-glazed doors

Kitchen

wall to base units, radiator, stainless steel sink, integrated oven with induction hob, double-glazed window to rear aspect, extractor hood, access to utility room, access into the rear garden via single glazed door

Utility Room

double-glazed window to rear aspect, space for white goods, boiler, spotlights

First Floor

Landing One

stairs/access directly into bedroom one

Bedroom One

two double-glazed windows to ceiling (front aspect), built in storage, radiator

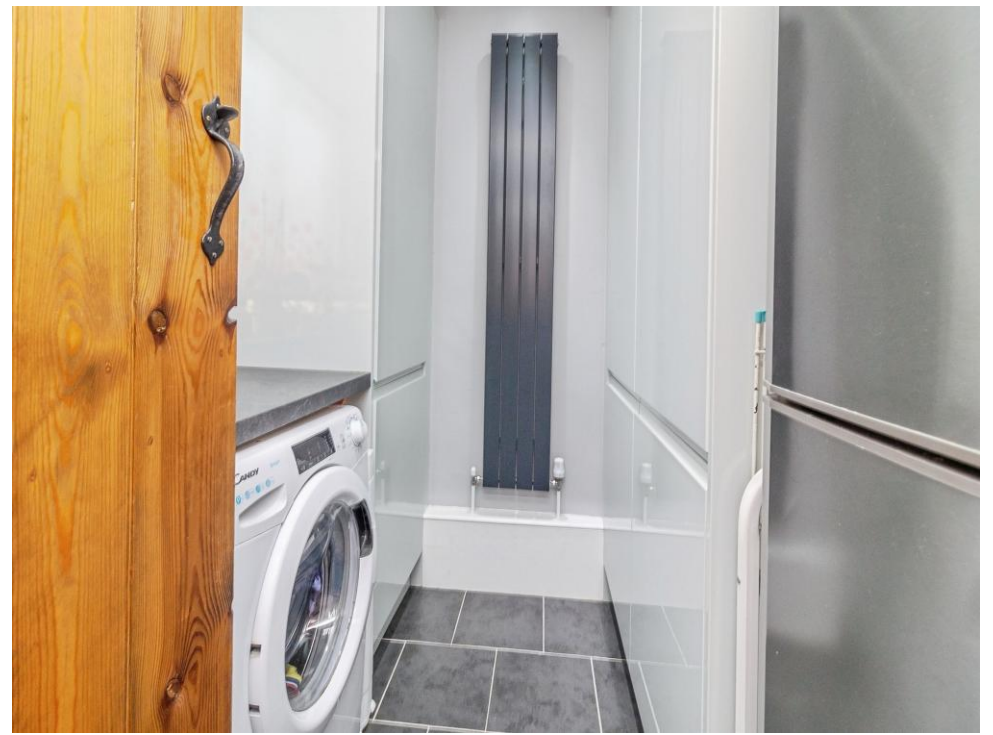
Walk In Wardrobe

double-glazed window to ceiling (front aspect), spotlights, built in wardrobes

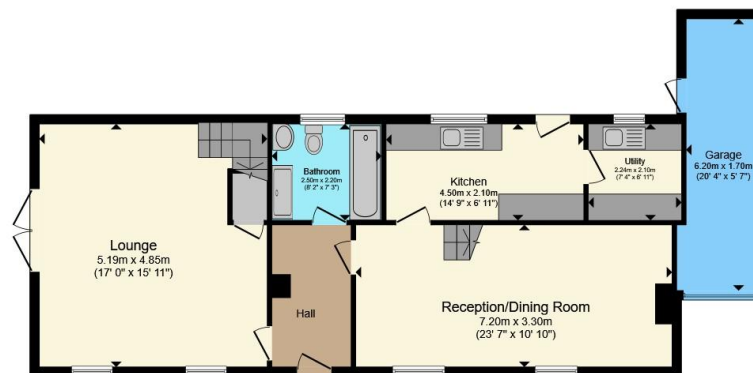
En Suite

opaque double-glazed window to rear aspect, two heated towel radiators, wash hand basin,

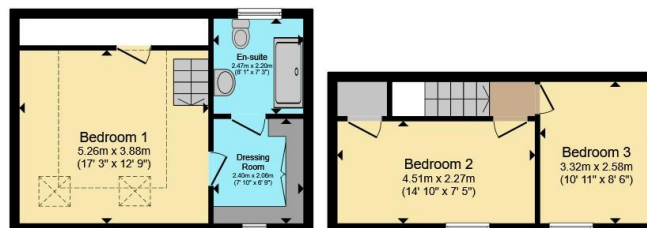








Ground Floor



First Floor

Total floor area 142.5 m² (1,533 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

Connells

To view this property please contact Connells on

T 01525 712 271
E flitwick@connells.co.uk

Unit 9 Russell Centre Coniston Road Flitwick
BEDFORD MK45 1QY

EPC Rating: E Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/FLI305944



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: FLI305944 - 0005