



Bradshaws are marketing this stunning high-end executive family home. Located in the ever-popular village of Chalton, Bedfordshire. Offered for sale with no upper chain. This premium home offers high quality finishes throughout including modern and bespoke fitted kitchen and bathrooms. Set in a stunning plot with open fields and numerous countryside walks nearby.

The property offers a spacious reception hall, large lounge/dining room with feature centerpiece fire place, rear aspect kitchen/breakfast room, utility room, family bathroom, four large double bedrooms (with two ensuites) split across two floors, fifth bedroom/study. Externally the property benefits from a south westerly and private rear garden, an additional side garden, gated entrance with 'in and out' driveway, double garage with ample parking and outbuildings offering multi-use space and potential for home office or gym.

Bradshaws are delighted to have been favored with sole agency instructions to offer for sale this large, immaculately presented and versatile family home which is set within the ever popular Mid Bedfordshire village of Chalton, and is conveniently located for the busy commuter who may require easy access to the M1 motorway or larger locations such as Luton, Dunstable, Bedford, Hitchin or Milton Keynes.

Chalton is also set approximately three miles from Harlington and Leagrave train stations, and both offer fast and frequent services to London and the north.

The property has been thoughtfully extended and much improved by the current vendors and provides perfectly proportioned accommodation for all the family with bedroom and living space found on the ground floor, which makes this the ideal home for multi-generational living, plus there are two large bedrooms and a bathroom on the first floor which would ideally suit younger family or guests.

Offered for sale by motivated sellers and with the added benefit of no onward chain, we strongly advise an internal and external viewing to fully appreciate all that this delightful family home has to offer the discerning buyer.

### Porch

Composite door to the front aspect. Twin double glazed windows to the side aspects. Part glazed door leading to:

### Reception Hall

Providing access to all ground floor accommodation with doors leading to the bedrooms, study / bedroom five, bathroom and to the living /dining room. Two radiators. Tiled flooring. Inset spot lights to the ceiling.



### Living & Dining Room

A large dual aspect room that provides the perfect setting for the family to relax, entertain and enjoy with feature that include: twin double glazed windows to the side. French doors to the rear aspect. Contemporary style wall mounted living flame gas fire. Four radiators. Engineered wood flooring. Inset spot lighting to the ceiling. French doors leading to:



### Living Area



### Living Area



### Dining Area



### Dining Area



## Kitchen / Breakfast Room

Located to the rear of the property with French doors leading out onto the garden, this large, bright and multi aspect room offers a kitchen area fitted to comprise wall, drawer and base level units with solid timber work surfaces over. Butler sink with mixer tap. Range style cooker with a large extractor hood over. Integrated dish washer. Inset spot lights to the ceiling. Feature orangery style roof lantern to the ceiling. Radiator. Tiled flooring.



## Utility

Fitted to comprise wall, drawer and base level units with solid timber work surfaces over. Twin circular stainless steel sinks with mixer taps over. Space for a refrigerator and freezer, washing machine and tumble dryer. Part tiled walls and fully tiled floor. Radiator. Inset spot lights to the ceiling. Double glazed windows to the rear and side aspects. Double glazed door to the side.



## Bathroom

Fitted to comprise a bath, walk-in shower enclosure with wall mounted shower unit. Close coupled W/C and wash hand basin with mixer taps over. Fully tiled walls and floor. Heated towel rail. Inset spot lights to the ceiling. Extractor.



## Bedroom Five / Study

Double glazed window to side aspect. Radiator. Built-in storage cupboard. Further built-in storage cupboard (housing floor mounted boiler). Engineered wood flooring.



## Master Bedroom

An imposing ground floor room with twin double glazed windows to front aspect. A range of fitted wardrobes. Two radiators. Inset spot lights to the ceiling. Door leading to:



## En-suite Shower Room

Fitted to comprise a three piece suite of: Walk-in shower enclosure with wall mounted shower unit. Close coupled WC and pedestal wash hand basin with mixer tap. Fully tiled walls and floor. Heated towel rail. Inset spot lights to the ceiling. Extractor. Double glazed window to side aspect.

## Bedroom Area



### Dressing Area



### Jack 'n' Jill Bathroom

Double glazed skylight. Four piece suite comprising: Bath, walk-in shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin. Part tiled walls and floor. Heated towel rail. Inset spot lights to the ceiling. Door to:



### Bedroom Four

Double glazed window to front aspect. Radiator. Wood effect flooring. Inset spot lights to the ceiling.



### First Floor Landing

Double glazed skylight. Radiator. Inset spot lights to the ceiling. Large walk-in eaves storage area. Doors leading to both first floor bedrooms.

### Bedroom Three

Double glazed window to front aspect. Wood effect flooring. Inset spot lights to the ceiling. Hatch to roof void. Eaves storage. Skylight window.



### Bedroom Two

Double glazed window to front aspect. Wood effect flooring. Radiator. Large walk-in eaves storage area. Inset spot lights to the ceiling. Skylight window. Door to:

### To The Front

Enclosed by low level walling with inset railings, fencing and hedging with twin electric gates leading to the graveled driveway which provides ample off road

and onward access to double garage (two storage sheds located at the rear of the garage).

## To The Side

To the northerly side of the property there is further gated access to additional parking located to the side of the property and in front of outbuildings. To the southerly side of the property there is an additional outdoor living space which is laid to block paving, and also comprising a gravel pathway, Arbour, Feature lighting. Gated side access.



## Double Garage

Electric up and over doors. Power and lighting. Door to side.

## Outbuildings

Providing storage area with roller door and window to side. Further versatile / multi purpose space (which currently houses a sauna) and could be used as a studio/gym/home office. Double glazed French doors and a part double glazed door to garden. Inset spot lights to the ceiling. Wood effect flooring.

## Rear Garden

A large and private rear garden which benefits from a south-westerly aspect. Located to the immediate rear of the property is a large paved patio area. Gazebo providing a shaded hot tub area which is also accessed via French doors from both the living/dining room and kitchen/breakfast room. Gravel pathway running alongside the lawn to the pond area. Variety of mature trees and shrubs. Feature lighting, cold water tap and hot tub.



## Rear Garden



## Council Tax

Band F

## NB

Services and appliances have not been tested.

## Viewing

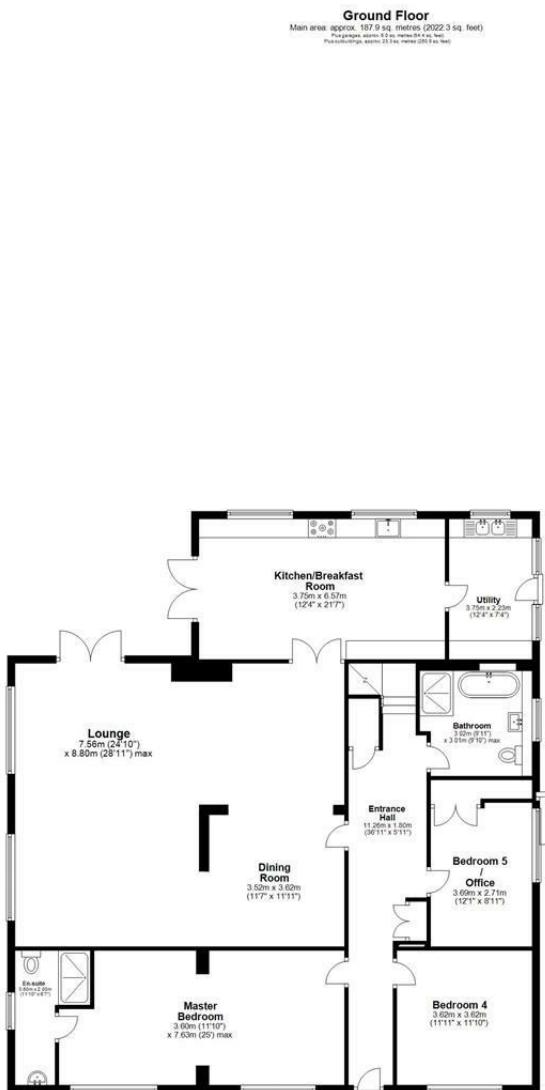
By appointment through Bradshaws.

## Chalton

The delightful village of Chalton offers much sought after village life whilst giving the busy commuter easy access to the M1 Motorway and the A5. The nearby mainline train stations of Harlington and Leagrave offer fast and frequent services to London. There is a lower school which caters for children from 4 to 9 years and there is also a traditional public house / restaurant with further amenities and places to enjoy found in nearby locations such as Toddington, Woburn, Ampthill or Leighton Buzzard.

## Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are within a 3" differential.)



Main area: Approx. 286.2 sq. metres (3081.1 sq. feet)  
Plus garage, approx. 6.2 sq. metres (64 sq. feet)  
Plus outbuildings, approx. 22.3 sq. metres (236.3 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using Plan4U.

