



Brickhill Close, Blunham, MK44 3NF
£1,250,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

*****INCREDIBLE SIX/ SEVEN BEDROOM
DETACHED FAMILY RESIDENCE OFFERING
ALMOST 4800SQFT OF SPACIOUS AND
VERSATILE ACCOMMODATION WITHIN THIS
EXCLUSIVE VILLAGE LOCATION*****

Latcham Dowling Estate Agents are delighted to bring to the market this substantial and truly unique executive style family home, tucked away at the end of this exclusive cul-de-sac of individual detached homes within the ever popular village of Blunham. This wonderful home has undergone extensive renovations, extensions and modernisation over recent years and now boasts six/ seven bedrooms, seven reception rooms, three bathrooms, a stunning contemporary kitchen with a range of integrated appliances, as well as separate utility and laundry rooms, a large basement and separate cellar.

We feel that the house would lend itself ideally to any large family, or anyone needing to incorporate any annexed form of accommodation or even anyone looking to work from home, due to the sheer size, proportions and layout of the accommodation on offer.

The house sits on a plot of around 0.3 of an acre and provides extensive and private gardens to two aspects, a double garage (with a mezzanine workshop area) and a driveway for six cars

Viewing is absolutely essential to fully appreciate the volume of space on offer and the quality and finish of the recent works, along with the flexibility of the room configuration.

Entrance Via

Reception Hall

19'1 x 13'10 max (5.82m x 4.22m max)

Cloakroom

7'10 x 4'7 (2.39m x 1.40m)

Sitting Room

21'2 x 16'4 (6.45m x 4.98m)

Dining Room

14'3 x 12'10 (4.34m x 3.91m)

Study

11'7 x 8'10 (3.53m x 2.69m)

Kitchen

15'0 x 13'9 (4.57m x 4.19m)





Breakfast Area
14'4 x 7'11 (4.37m x 2.41m)

Utility Room
10'1 x 5'10 (3.07m x 1.78m)

Family Room
22'9 x 13'9 (6.93m x 4.19m)

Snug
14'3 x 9'6 (4.34m x 2.90m)

Laundry Room
14'6 x 4'8 (4.42m x 1.42m)

Connecting Hallway

Principle Bedroom
16'5 x 11'7 (5.00m x 3.53m)

En Suite Bathroom
10'9 x 7'10 (3.28m x 2.39m)

Dressing Room
10'9 x 8'6 (3.28m x 2.59m)

First Floor Landing

Bedroom/ Office
21'6 x 11'8 max (6.55m x 3.56m max)

Games/ Cinema Room
20'3 x 16'8 (6.17m x 5.08m)

First Floor Landing

Bedroom Two
15'8 x 13'9 (4.78m x 4.19m)

En Suite Bathroom
7'7 x 9'9 max (2.31m x 2.97m max)

Bedroom Three
13'9 x 11'1 (4.19m x 3.38m)

Bedroom Four
16'4 x 9'10 (4.98m x 3.00m)

Bedroom Five
11'5 x 11'0 (3.48m x 3.35m)

Bedroom Six
9'9 x 6'2 (2.97m x 1.88m)

Bathroom
9'9 x 6'2 (2.97m x 1.88m)

Double Garage
20'2 x 18'6 (6.15m x 5.64m)

Mezzanine Workshop
18'6 x 13'6 (5.64m x 4.11m)



Brickhill Close, Bedford, MK44

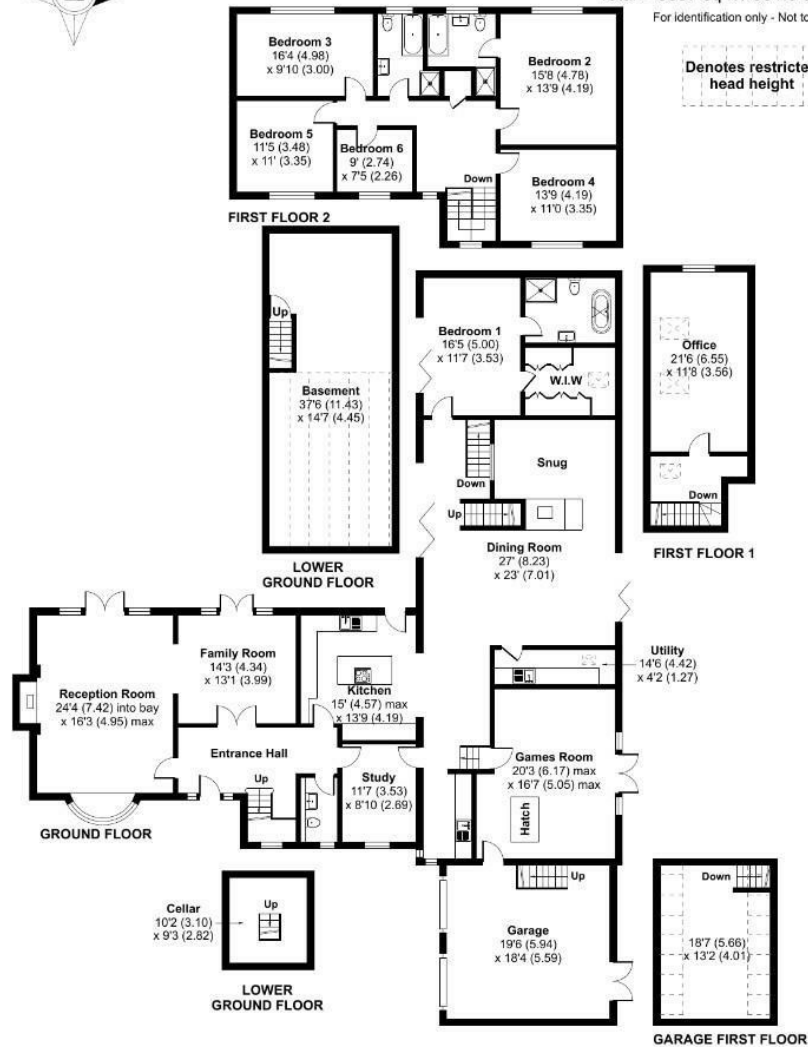
Approximate Area = 4492 sq ft / 417.3 sq m

Limited Use Area(s) = 306 sq ft / 28.4 sq m

Garages = 599 sq ft / 55.6 sq m

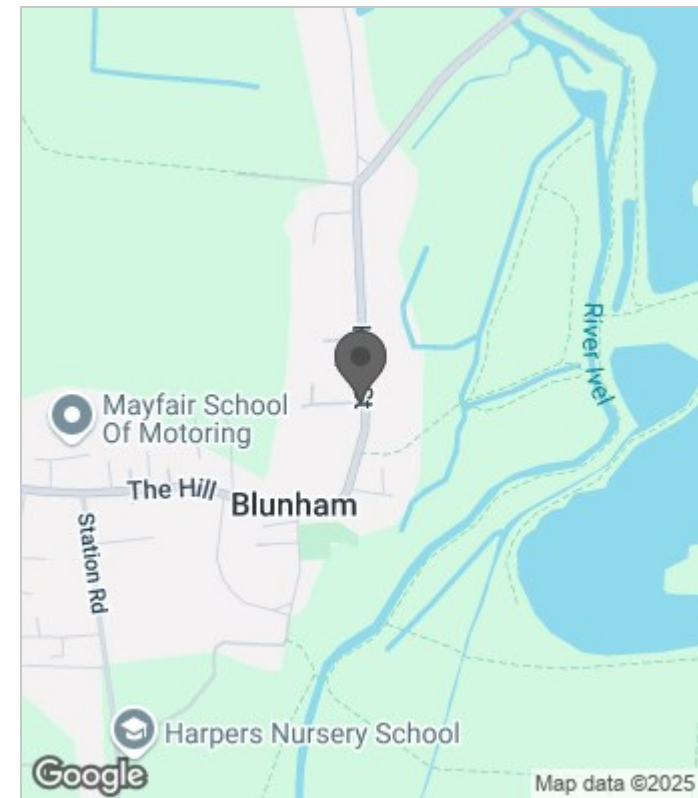
Total = 5397 sq ft / 501.3 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Latcham Dowling Ltd. REF: 1129766



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(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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