



Chawston Lane, Bedford, MK44 3BH
Offers in excess of £1,250,000



LATCHAM —
DOWLING
ESTATE AGENTS

Spacious 4-Bed Detached Bungalow on 5 Acres – Ideal Equestrian or Live-Work Opportunity – Chawston, Bedfordshire

Set within approximately 5 acres in the sought-after village of Chawston, this impressive 4-bedroom detached bungalow offers spacious, versatile living in a peaceful rural setting. Perfect for equestrian use or running a business from home, the property combines generous indoor accommodation with extensive outdoor potential.

The bungalow extends to around 2,200 sq ft and features:

Four double bedrooms, including two with en suite bathrooms

Three versatile reception rooms, ideal for family life and entertaining

A large 23ft kitchen/breakfast room, perfect for gatherings and everyday living

Beautifully landscaped formal gardens offering privacy and outdoor enjoyment

Beyond the main home, the property includes a 3.4-acre paddock, two large storage barns, a detached garage, and ample driveway parking. A 0.6-acre side plot also offers exciting development potential, subject to planning permission.

This is a rare opportunity to acquire a substantial and flexible home with genuine scope to adapt to equestrian, lifestyle, or commercial needs – all set in a tranquil and well-connected Bedfordshire location.

Agents note- we understand that the paddock is currently on a separate title from the main bungalow and side plot.

Entrance

Entrance Hall





Sitting Room
24'0 into bay x 22'5 (7.32m into bay x 6.83m)

Family Room
14'8 x 11'2 (4.47m x 3.40m)

Dining Room
16'8 x 11'1 (5.08m x 3.38m)

Kitchen/Breakfast Room
23'8 x 10'8 (7.21m x 3.25m)

Utility Room/Boot Room
11'9 x 10'8 (3.58m x 3.25m)

Family Bathroom
13'2 x 6'8 (4.01m x 2.03m)

Bedroom One
14'5 x 10'3 (4.39m x 3.12m)

En Suite

Bedroom Two
12'7 x 10'5 (3.84m x 3.18m)

En Suite

Bedroom Three
11'9 x 10'0 (3.58m x 3.05m)

Bedroom Four
12'9 x 8'4 (3.89m x 2.54m)

Outside

Bungalow Garden

Side Plot

Paddock

Storage Barn One
79'7 x 39'0 (24.26m x 11.89m)

Storage Barn Two
59'0 x 62'0 (17.98m x 18.90m)

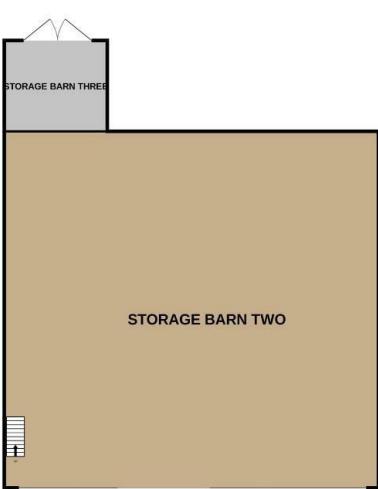
Storage Barn Three
17'1 x 15'0 (5.21m x 4.57m)

Bungalow Garage
18'6 x 10'3 (5.64m x 3.12m)

Bungalow Workshop
11'9 x 10'3 (3.58m x 3.12m)

Agents Note

OUTSIDE STORAGE BARN
6894 sq.ft. (640.5 sq.m.) approx.



GROUND FLOOR
2426 sq.ft. (225.4 sq.m.) approx.



TOTAL FLOOR AREA: 9320 sq.ft. (865.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

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

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