



46 Cleat Hill, Ravensden, Bedford, MK41 8AN







46 Cleat Hill,
Ravensden,
Bedford,
MK41 8AN

OIEO £1,400,000

Truly unique property with the
'Wow!' factor in abundance.....

- Spectacular elevated setting
- Four double bedrooms
- Two en suite shower rooms
- Large family/recreation room
- Large open plan living area
- Quality fitted kitchen
- Integrated sound system
- Mood lighting
- Automatic blinds to ground floor
- Double garage
- Stunning views



- Council Tax Band G
- Energy Efficiency Rating D



Rarely does a property like this come to the market such is the level of quality and style that is on offer with this totally unique, contemporary home.

This wonderful, elevated property was the creation of the current owner and offers truly flexible accommodation over two floors with the ground floor containing the bedrooms and the first floor the reception rooms which take full advantage of the spectacular south facing views over Bedford.

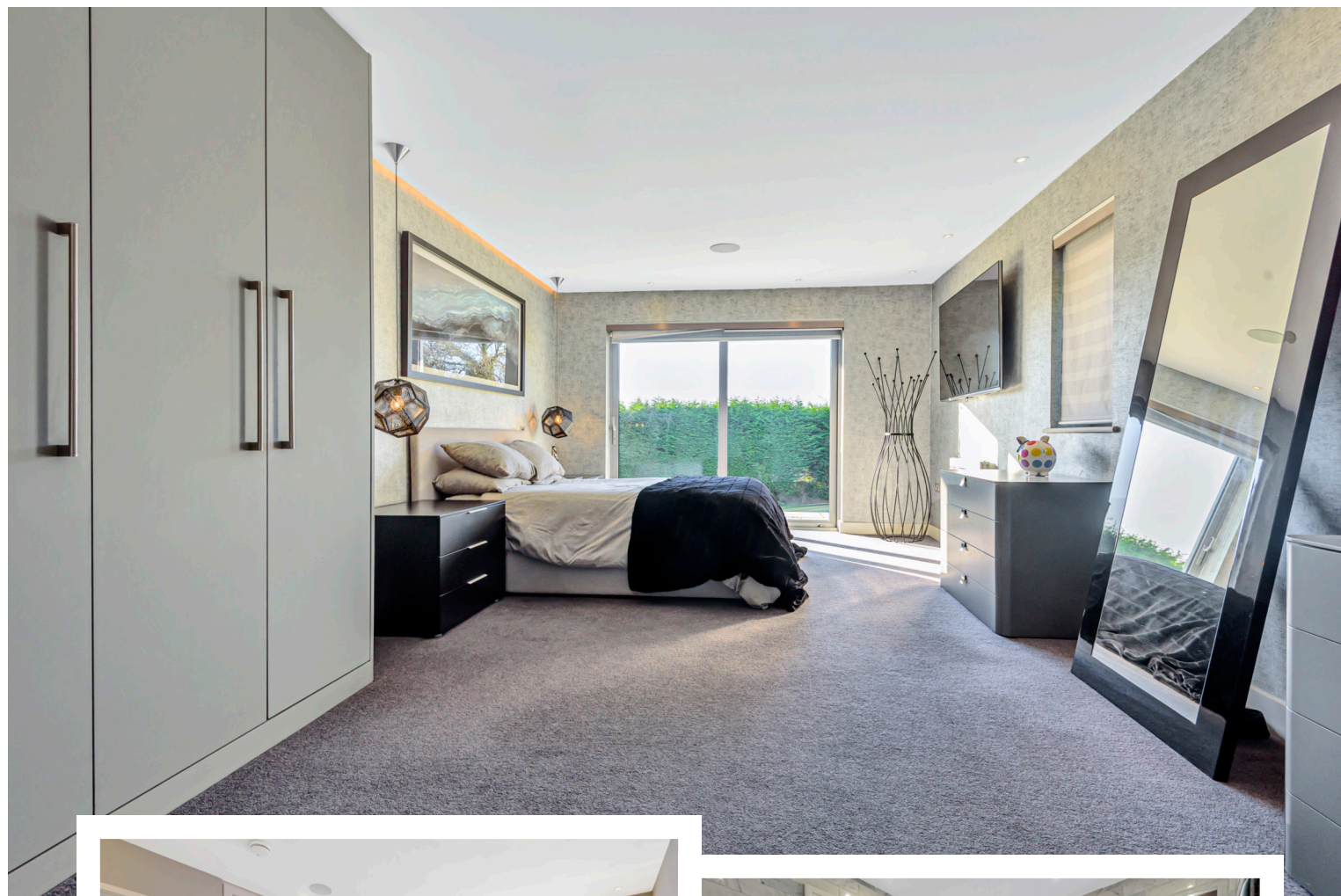
Automatic gates provide access on to the private block paved drive that leads up to the side of the property to a parking area in front of the double width integral garage with an automated door.

Steps rise to a sheltered area provided by the overhang from the balcony above allowing access through double doors to an enclosed entrance hall. From here there is access to the double height reception hall with a solid marble open tread staircase leading to the first floor. There is also access from here to the utility room and on through there to the garage.

There are four double bedrooms on the ground floor with the master having an en suite with a large walk-in shower, 'his and hers' basins and a WC.

The guest bedroom has its own en suite and the two further bedrooms share a large bathroom with a freestanding bath.

The first floor is mostly open plan with a large living room with full height sliding double glazed doors that face south and take in the views across Bedford and which open out on to the spacious balcony where there is room for both dining and leisure settings with a useful storage cupboard too.



The living room features a distinctive raised gas fire, ceiling flush mounted speakers and recessed halogen lighting, a theme that follows throughout the reception areas and kitchen. Lanterns over the living room and kitchen areas ensure that there is maximum daylight in these areas. There is also a built in cinema system with a projector and screen.

The living area is open to the large kitchen/breakfast/dining room that is beautifully fitted in a full range of quality units incorporating a wide range of integrated appliances together with an island and breakfast bar. There is also a cloakroom/store off.

A recently added family/recreation room is accessed beyond the dining area and has the same spectacular views enjoyed from the main living area. This room could potentially be divided in to two if preferred.

Additional features include gas fired underfloor heating throughout the property, a Raki lighting system, double glazing, automatic blinds to the ground floor, a Sonos sound system, extensive exterior lighting, a CCTV system surrounding the property and focussing on the gates and an alarm system.

Externally the property sits on a plot extending to approximately 0.4 acres, subject to survey, which is fully enclosed by mature hedges and laid principally to lawn. There are also raised wrap around terraces.

Mowsbury Golf & Squash Centre is within walking distance as is Mowsbury Park and Putnoe Woods ideal for leisurely walks and where a park café and public tennis courts can be found.







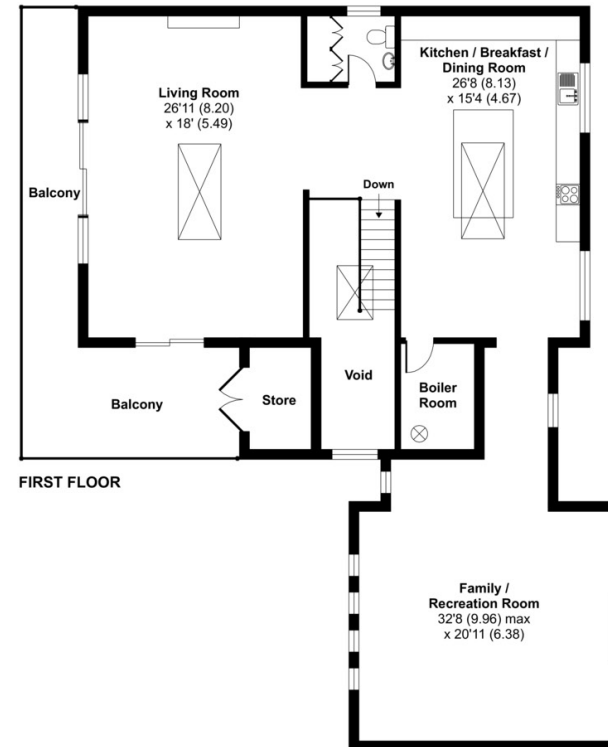
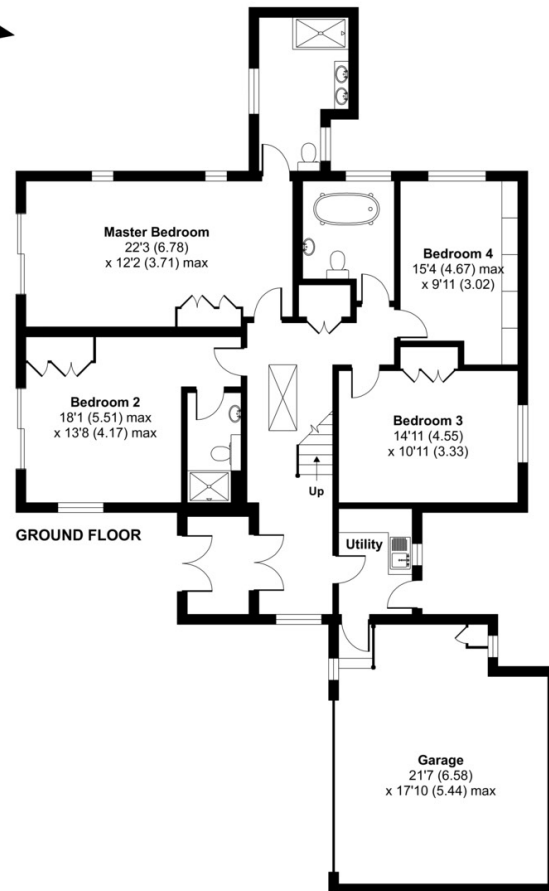
Bedford Railway Station • 3 miles Milton Keynes
 • 19 miles A1 Black Cat Roundabout • 9 miles M1
 Junction 13 • 18 miles Luton Airport • 35 miles
 Stansted Airport • 65 miles London • 64 miles



Cleat Hill, Bedford, MK41

Approximate Area = 3009 sq ft / 279.5 sq m (excludes garage / void / store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Lane & Holmes. REF: 799665



01234 327744 | sales@laneandholmes.co.uk | www.laneandholmes.co.uk | 66-68 St. Loyes Street, Bedford, Bedfordshire MK40 1EZ

Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

