



Orchard House, 37 Church Lane

Sharnbrook, Bedford, MK44 1HT

Orchard House is a light and airy, extended and much improved family home, which sits centrally on its stunning tree lined mature plot of around 0.5 acres (sts). The property is located on the very popular Church Lane in a non-estate position.

Price £915,000



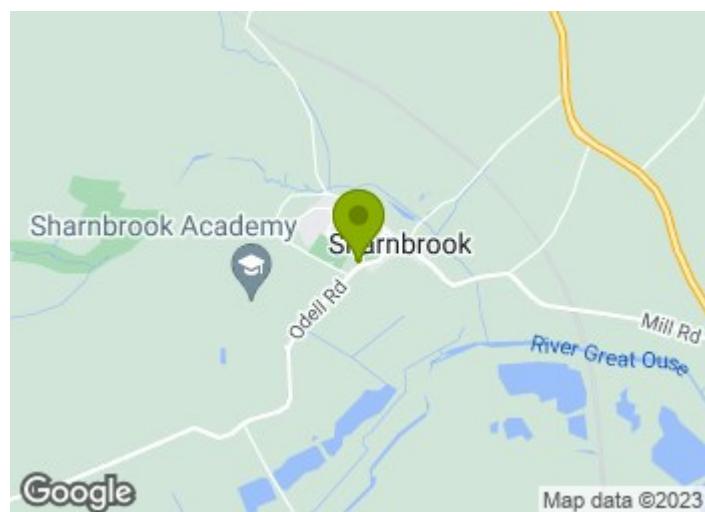
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- Extended and improved detached home
- Set within stunning grounds
- Open kitchen/dining/family room
- Living room with log burner
- Utility, boot room and cloakroom
- 0.5 acres plot (sts)
- Double garage with home office above

- Four bedrooms
- En suite to master bedroom
- Large driveway



[Directions](#)





Floor Plan

Church Lane, Sharnbrook, Bedford

APPROX. GROSS INTERNAL FLOOR AREA 2207 SQ FT 205 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT, VOID & GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B		
(69-80)	C		70
(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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