



1 Woodlands Close, Cople, Bedford MK44 3UE

**Lane &  
HOLMES**  
Est. 1985





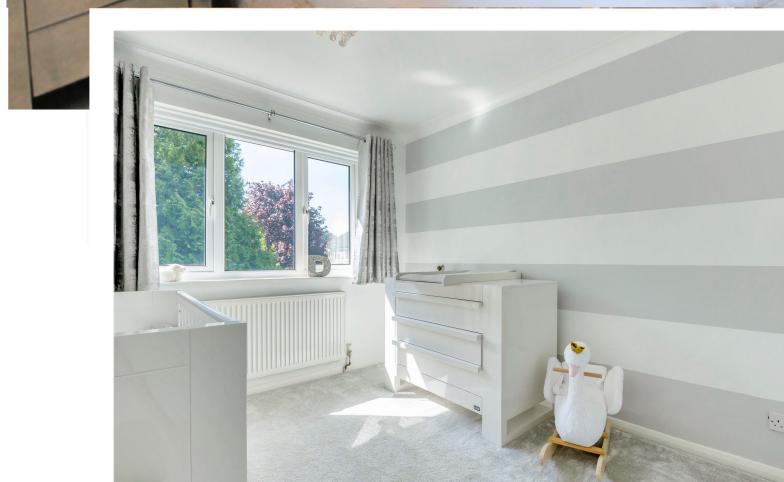
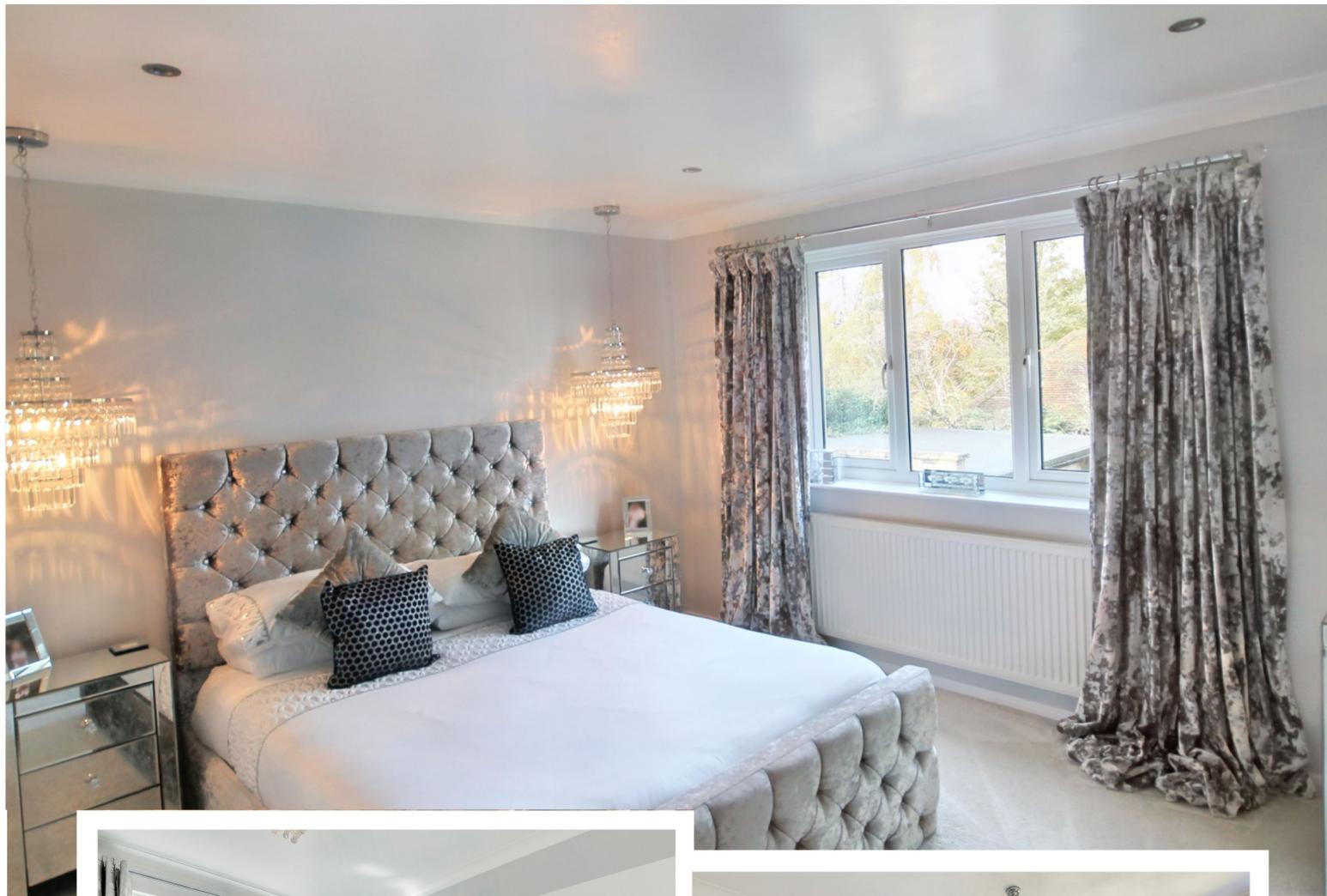
1 Woodlands Close  
Cople  
Bedford  
MK44 3UE

Price £775,000

Rarely available family home  
with double garage...

Newly renovated family home  
Cloakroom & utility room  
Open plan kitchen/dining room  
Large living room  
Study  
Four bedrooms  
Two bath/shower rooms  
Gas central heating  
Double glazing  
Double garage  
Good size plot  
Popular village location

- Council Tax Band G
- Energy Efficiency Rating C



We are very pleased to bring to the market this extended and newly renovated detached home, set in the very popular village of Cople.

The property forms part of a leafy close of similar style property and is set to the edge of the village. The house enjoys a good size plot and was constructed with reclaimed bricks in the 1970s.

Having been completely modernised, the house is in show home condition. The sellers have reconfigured the accommodation to offer an open plan design which includes a large living room with contemporary wood burning stove. The kitchen/dining room is simply stunning and includes a large range of gloss fronted units with integrated appliances, including space for an American style fridge/freezer. There are quartz worktops with a breakfast bar and this dual aspect room allows plenty of natural light.

Adjacent to the kitchen, there is a good size modern utility room and to the front of the house the bay fronted study is perfect for those working from home.

On the first floor there are four bedrooms and two bath/shower rooms.

All sanitary ware throughout the property has been replaced with a very high quality range of fittings with luxury tiling and concealed cisterns.



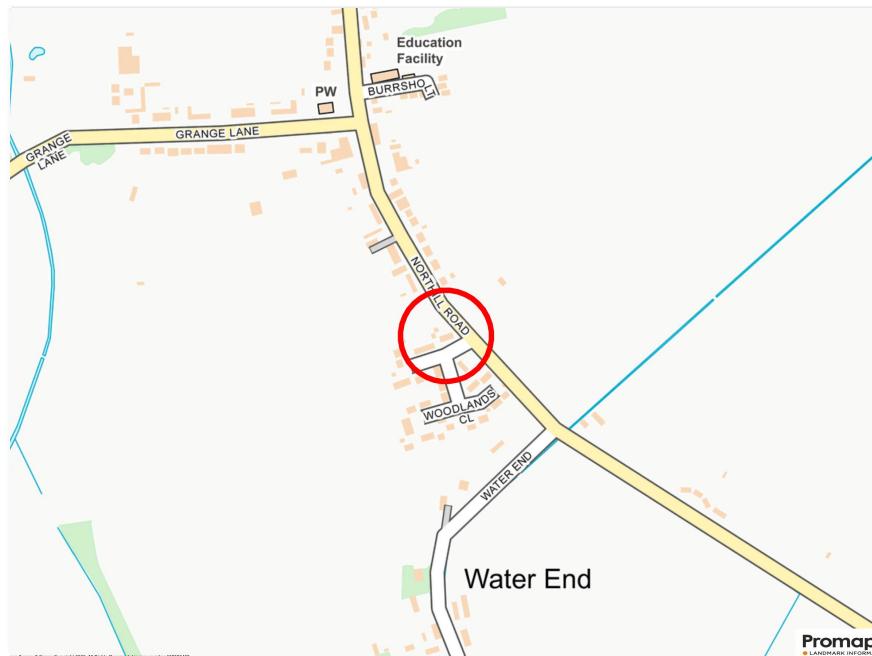
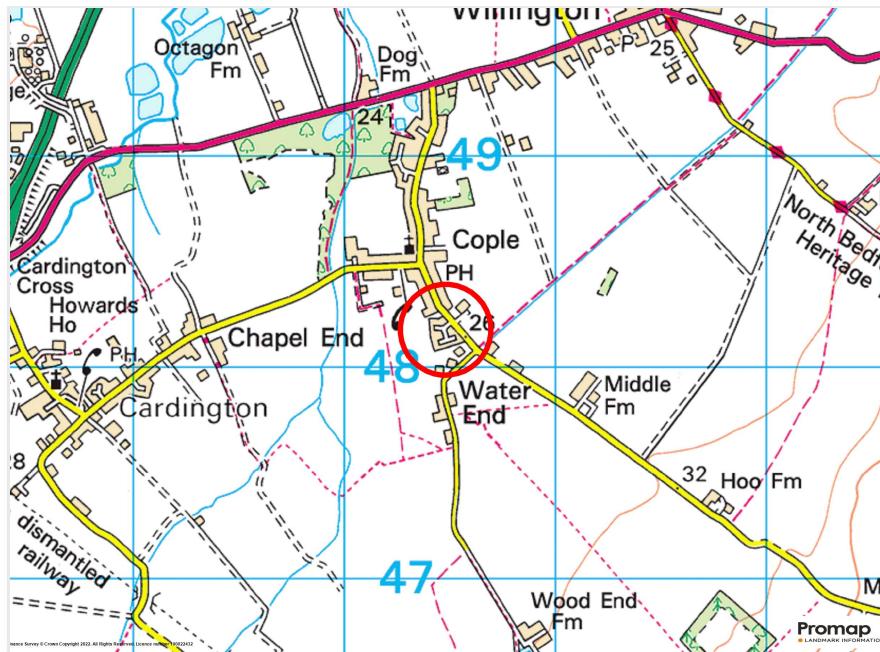
The property is double glazed and is heated via a gas fired radiator central heating system. Outside there is a large sweeping driveway offering ample off road parking. The double garage is set behind the property and has a gated access. The front garden has some mature trees, shrubs and a large area of lawn. The rear garden offers a good degree of privacy and there are further lawn areas, trees and a large patio.

Cople is a popular village located to the east of Bedford and easily accessible from Bedford's southern bypass, the A421, which links the A1 at the Black Cat roundabout with the M1 at Junction 13. Swift and frequent rail services are available from Bedford station, five miles, and the mainline station at Sandy, six miles.

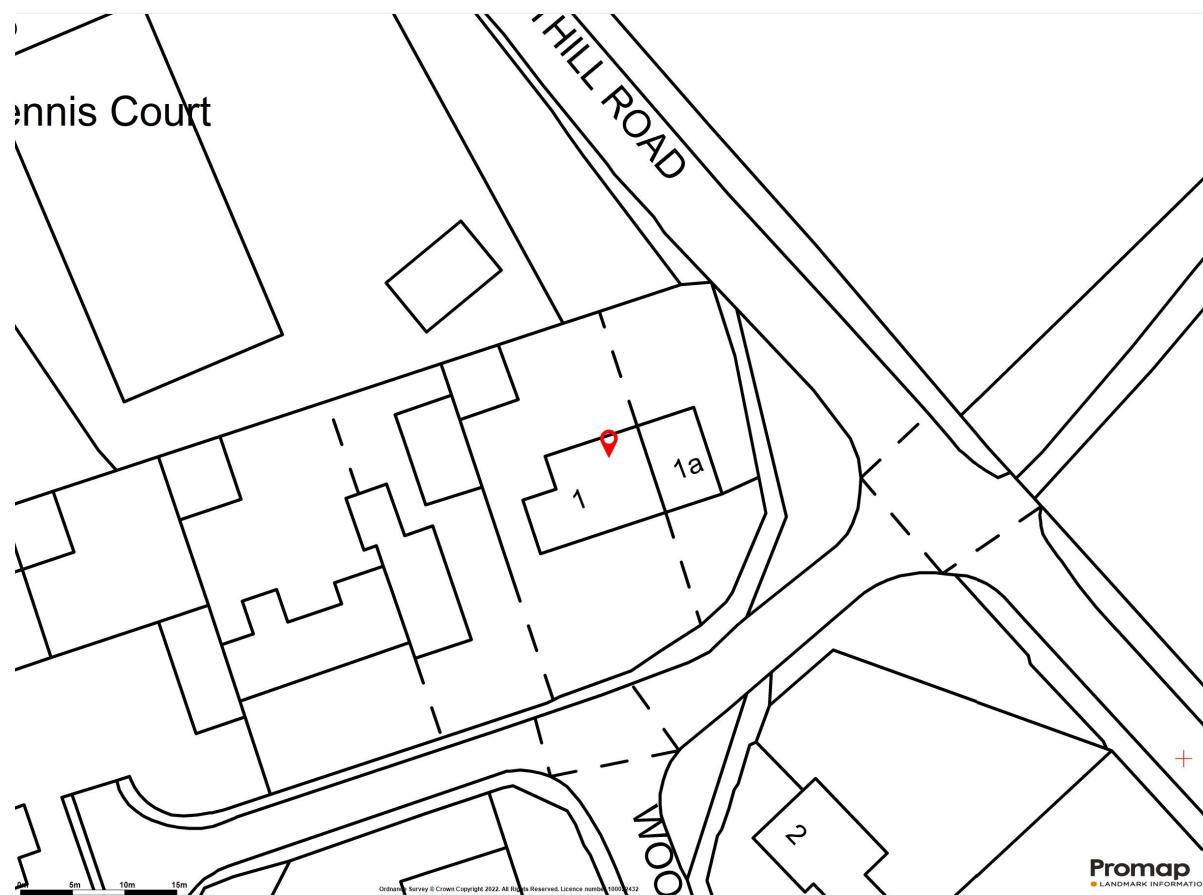
The village has its own church, All Saints, The Five Bells Public House, a garage and the newly created Sheerhatch Primary School that came from the merger in 2017 of the Lower Schools in both Cople and nearby Willington.

More extensive shopping, recreational and schooling opportunities, both private and state, are available in nearby Bedford just four short miles away.





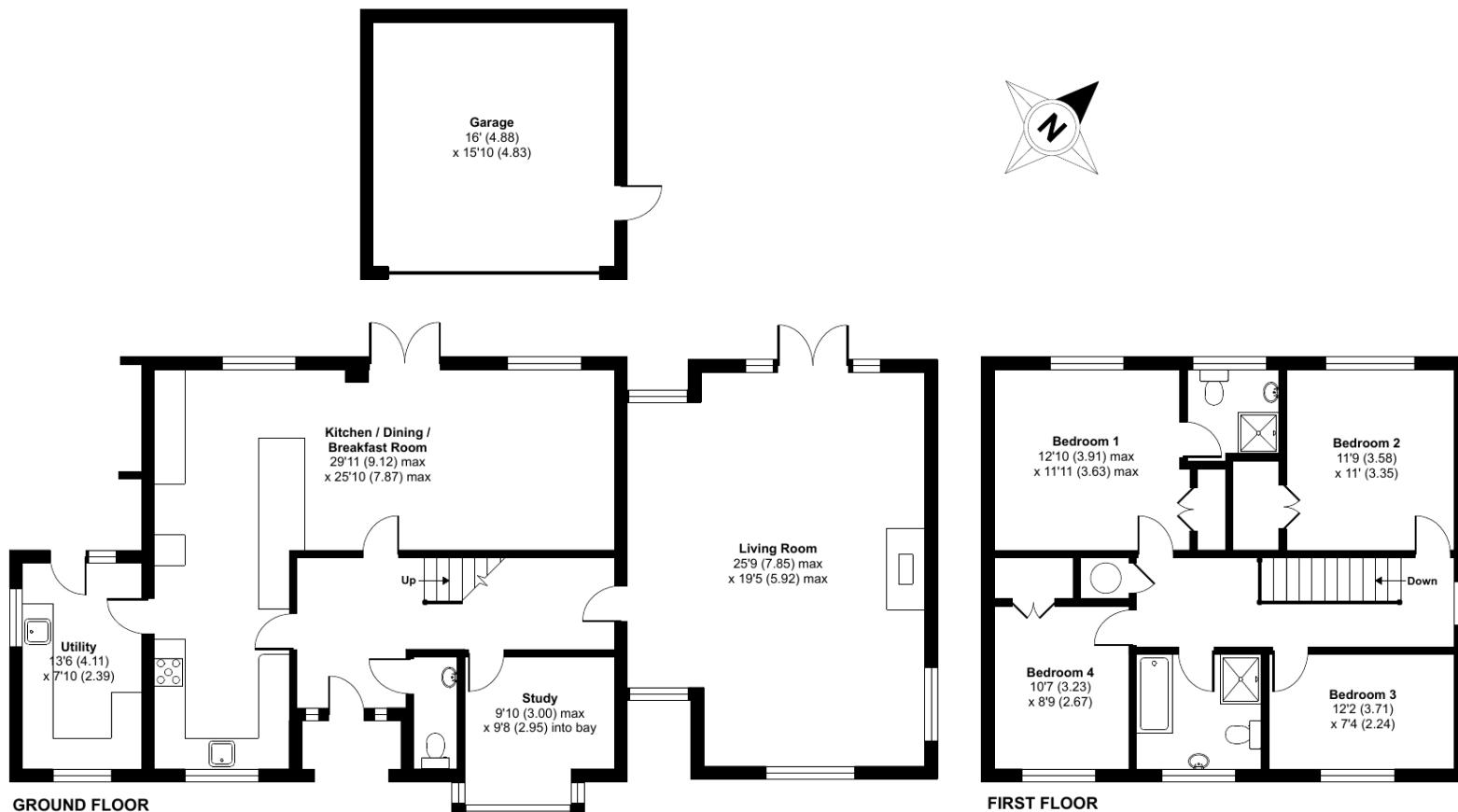
Bedford Railway Station 5 miles • Milton Keynes Station 21 miles • A1 Black Cat Roundabout 9 miles • M1 Junction 13 15 miles • Luton Airport 24 miles • Stansted Airport 41 miles • London 59 miles



## Woodlands Close, Cople, Bedford, MK44

Total = 2162 sq ft / 200.8 sq m (excludes garage)

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 2022.  
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Est. 1985

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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.

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