



Coral Gables, 22 Cleat Hill, Bedford, MK41 8AN







Coral Gables  
22 Cleat Hill  
Bedford  
MK41 8AN

Price £1,950,000

An exceptional modern  
country home in a peaceful  
yet well-connected setting...

Modern bespoke home built in 2019

Approx. 4,000 sq ft on 1.31 acres (sts)

Private gated entrance with gravel  
driveway

Cat 6 wiring and integrated data points  
throughout

Open-plan kitchen, dining and family  
room, and separate utility room

Formal lounge and study

Five double bedrooms, with three en  
suites and a family bath/shower room

Detached outbuilding with double  
carport, garage, and gym/home office

Beautifully landscaped gardens with open  
countryside views

- Council Tax Band H
- Energy Efficiency Rating B



Coral Gables is a distinctive modern residence on approximately 1.31 acres (subject to survey), offering around 4,000 sq ft of beautifully presented accommodation. Situated in a desirable semi-rural location between Bedford and Ravensden, the property blends countryside living with convenient access to local amenities and transport links.

Built in 2019 on the site of a former bungalow, the house is a substantial bespoke home, combining generous proportions, excellent natural light, and practical modern living, finished to an impressive standard.

Accessed via electric gates, a sweeping gravel driveway leads to the house, centrally positioned within its mature and private plot. A sheltered entrance porch provides a welcoming arrival.

Inside, the high-quality finish is evident, with elegant sash windows throughout and underfloor heating across the ground floor and in all bathrooms. The property also includes Cat 6 wiring with integrated data points in every room and a water softener system.

A bay-fronted study at the front of the house provides an ideal space for home working or reading.

The heart of the home is the impressive open-plan kitchen, dining, and family room. A large roof lantern floods the space with light, while two sets of bi-fold doors open onto the garden terrace, creating a seamless indoor-outdoor connection.

The kitchen centres around a generous island forming a natural social hub.





Quartz worktops and extensive hand-crafted fitted cabinetry create a sleek finish. Appliances include triple ovens (steam, fan, microwave), a warming drawer, drinks fridge, and Quooker boiling water and filter tap.

A well-planned utility room offers additional storage with cupboards concealing appliances.

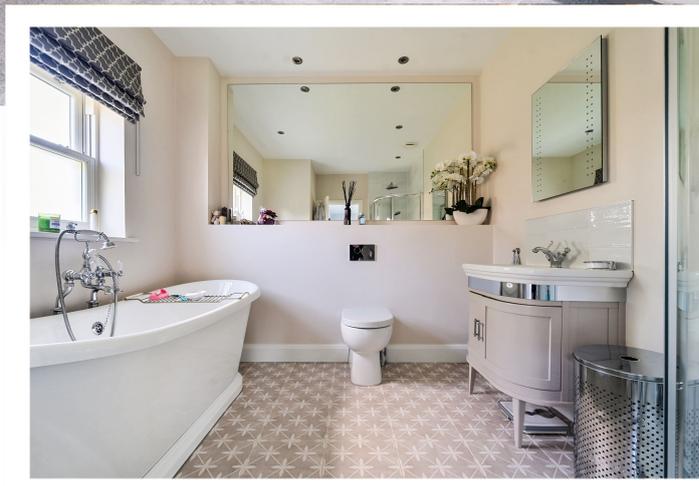
Further ground floor accommodation includes a separate living room with a Stovax wood-burning fireplace, providing a more formal yet comfortable retreat.

The property offers five generous double bedrooms, all with fitted wardrobes. The principal suite features dual-aspect windows and full-height double doors with Juliet balconies overlooking the countryside, plus air conditioning, a walk-in wardrobe, and a stylish en suite with freestanding bath, separate shower, and vanity unit with underfloor heating.

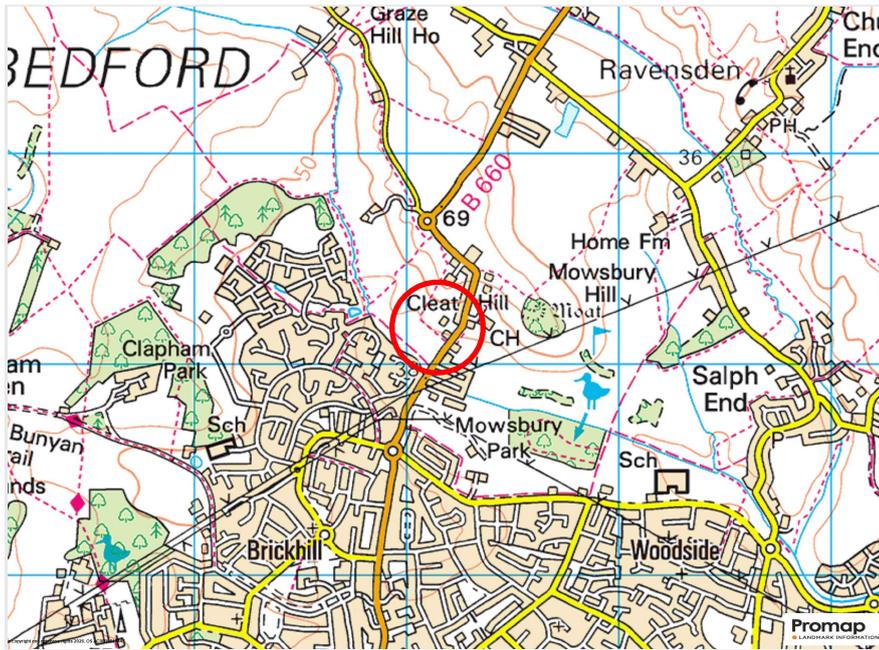
Two further bedrooms have en suite shower rooms, while the remaining bedrooms are served by a family bath and shower room, also with underfloor heating.

Outside is a substantial detached outbuilding of brick and block construction with timber cladding, incorporating a double carport and an enclosed garage with an electric door. There is also a gym/home office with air conditioning. This offers potential for annexe or ancillary accommodation, subject to consent.

The gardens are mainly lawned and bordered by mature trees, creating a private setting with open views across adjoining fields. A porcelain-tiled terrace adjoining the house is ideal for outdoor dining and entertaining, while a barn-style outbuilding at the far end of the garden provides additional storage.







Bedford Railway Station 3 miles • Milton Keynes Station 20 miles • A1 Black Cat Roundabout 12 miles • M1 Junction 13 14 miles • Luton Airport 23 miles • Stansted Airport 56 miles • London 64 miles



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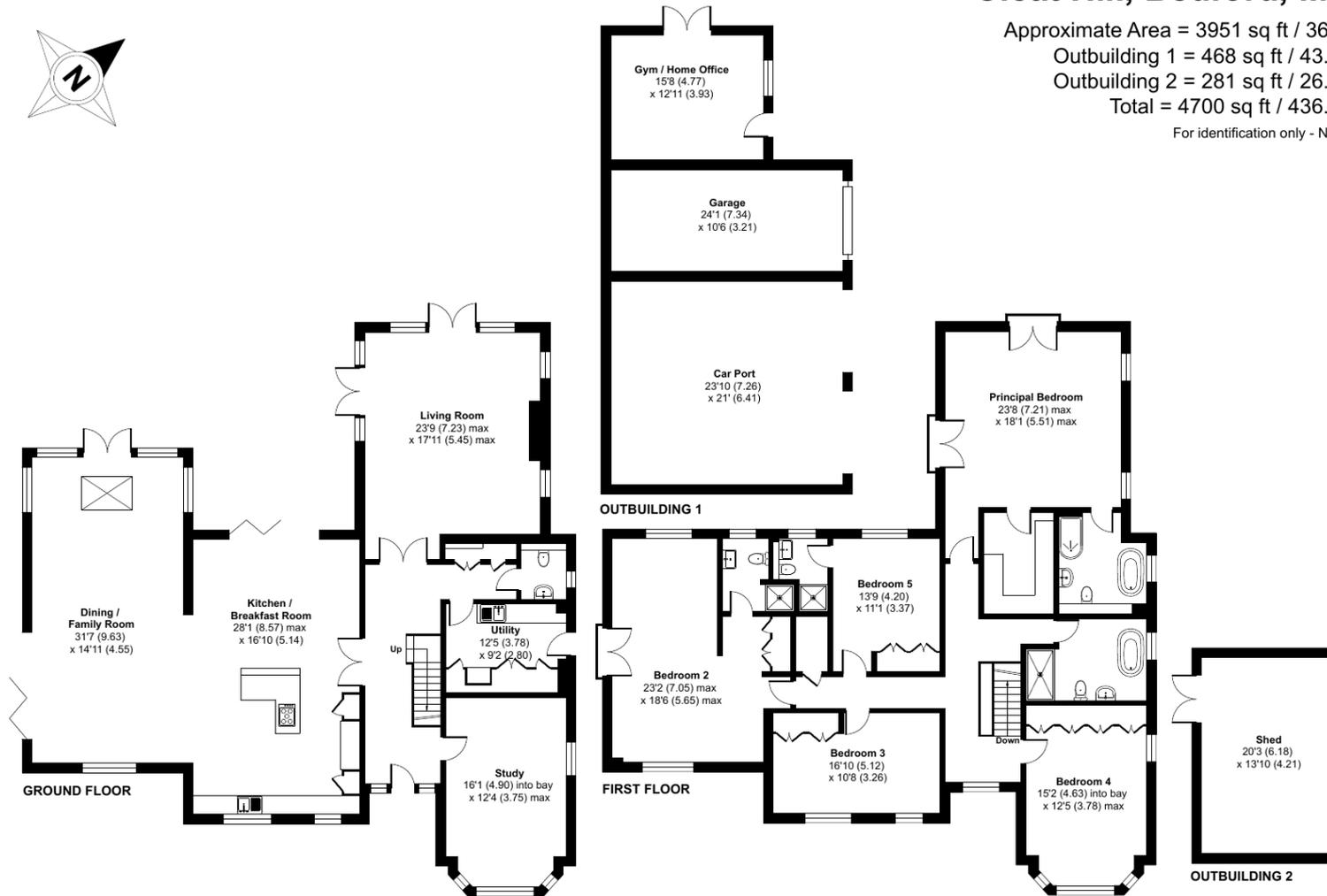
Approximate Area = 3951 sq ft / 367 sq m

Outbuilding 1 = 468 sq ft / 43.4 sq m

Outbuilding 2 = 281 sq ft / 26.1 sq m

Total = 4700 sq ft / 436.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for Lane & Holmes. REF: 1416456



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