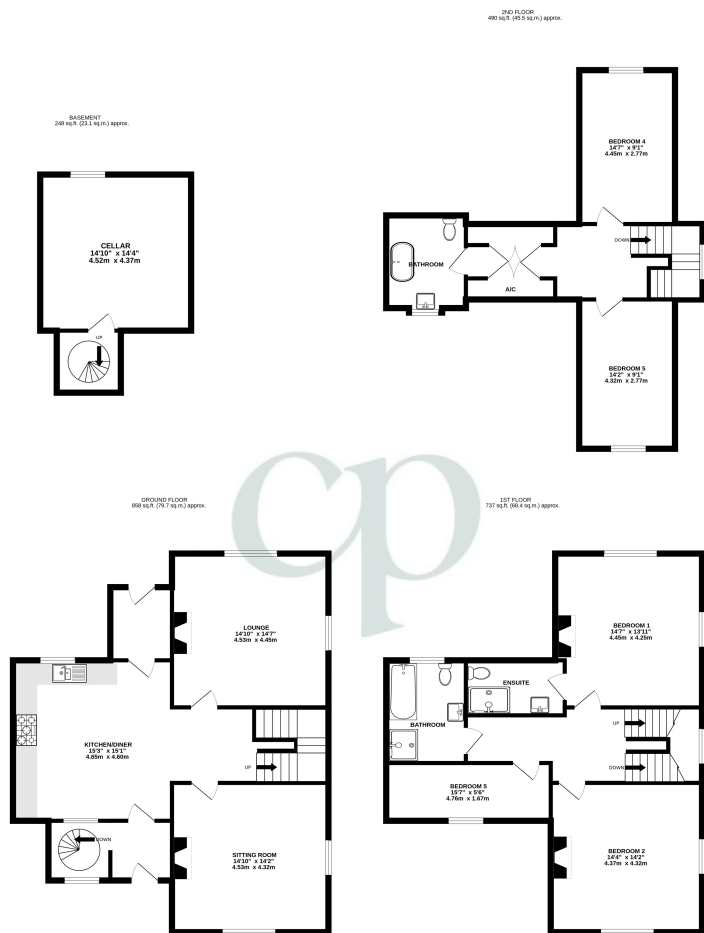


East House, Warren Farm, High Street MK43 0TS Ridgmont, Bedfordshire, Offers in Excess of £800,000



TOTAL FLOOR AREA : 2333 sq.ft. (216.7 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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www.country-properties.co.uk

Discover the timeless charm of East House, a striking five-bedroom residence steeped in Bedford Estate history. This beautifully restored home blends period character—including exposed beams and quarry tiles—with contemporary family living. Spanning in excess of 2,300sqft, the expansive kitchen-diner and elegant lounges offer versatile spaces across four floors, complemented by a practical cellar. Outside, the property boasts a substantial walled garden and a private double car port, providing a serene retreat in the heart of Ridgmont.

- Substantial Accommodation: Five well-proportioned bedrooms and three modern bathrooms arranged over three floors.
- Character Interiors: Features authentic exposed ceiling beams, a feature fireplace, and original flooring.
- Exceptional Grounds: Features a beautiful walled garden with mature trees and a manicured lawn.
- Ample Parking: Includes a private two-bay car port and block-paved driveway.
- Additional Space: A functional basement cellar providing excellent storage or workshop potential.
- Historic Pedigree: A premier example of 19th-century Bedford Estate architecture with classic red-brick detailing, authentic exposed beams, a feature fireplaces, and original flooring.

Ground Floor

Entrance Lobby

Entrance door to front, wrought iron staircase to basement, door in to kitchen/breakfast room.

Rear Lobby

Door to the rear, door in to kitchen/breakfast room.

Kitchen/Dining Room

A range of base and wall mounted units with work surfaces over, 1.5 basin ceramic sink and drainer with mixer tap, integrated dishwasher, space for Rangemaster oven and fridge freezer, triple glazed windows to the front and rear, cast iron style radiator.

Lounge

Feature fireplace, cast iron style floor to ceiling radiator, double glazed windows to the side and rear with roller shutters.

Sitting Room

Cast iron feature fireplace, double glazed windows to the front and side with roller shutters, radiator.

Basement

Cellar

Fully opening access to external brick steps leading to garden.



First Floor

Landing

Staircase with half landing and window leading to second floor, radiator.

Bedroom One

Feature fireplace, fitted wardrobes, double glazed windows to the side and rear, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, back-lit mirror.

Bedroom Two

Feature fireplace, storage cupboard, double glazed windows to the front and side, radiator.

Bedroom Five

Double glazed window to the front, radiator.

Family Bathroom

A suite comprising of a panelled bath and separate shower cubicle, low level WC, wash hand basin, radiator, double glazed window to the rear.

Second Floor

Landing

Cupboard housing LPG fired gas boiler providing central heating and domestic hot water, additional storage cupboard.

Bedroom Three

Double glazed window to the rear, radiator.

Bedroom Four

Double glazed window to the front, radiator.

Bathroom

A suite comprising of a free-standing roll top bath, wash hand basin, low level WC, double glazed window to the front.

Outside

Front Garden

Shingled front garden with block paved pathway to front door, raised sleeper-lined flower beds.

Rear Garden

Large north-east facing rear garden, enclosed by brick walling and fencing, laid mainly to lawn with stocked flower, shrub beds and borders, a variety of mature trees, large stocked pond.

Double Open Carport

Brick Built Storage Barn

Directions

From the centre of Ampthill take Woburn Street and turn right at the T-junction onto the A507. Follow the road along and take the left turn into Ridgmont. Entering Ridgmont go past the village shop and the property is on the right hand side immediately after the turning onto Station Road.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

