



Catbells

High Street, Flitton,
Bedfordshire, MK45 5DU
£900,000

country
properties

Set within a non-estate village location, this chain-free individually built detached family home boasts generous accommodation of approx. 2,359 sq.ft (plus garage). Upon entering, you are welcomed into a spacious central hallway which leads to an expansive 26ft dual aspect living room with feature open fire and adjacent 24ft conservatory - A versatile space perfect for relaxing or entertaining. A second reception provides flexible living to suit your lifestyle (dining room, study or playroom perhaps?) The fitted kitchen/breakfast room is complemented by a utility room, and a ground floor cloakroom/WC adds further practicality. Upstairs, there are five bedrooms, with the principal having the benefit of an en-suite shower room, plus a family bath/shower room with five piece suite. The mature gardens wrap around the side and rear of the home whilst the gravelled frontage can accommodate multiple vehicles, with the double garage offering further parking and storage options. EPC: E.

- NO UPPER CHAIN
- 2,359 sq.ft of accommodation (approx. plus garage)
- 26ft dual aspect living room with open fire
- Separate dining room/study
- 24ft conservatory
- Fitted kitchen/breakfast room plus utility & cloakroom/WC
- Five bedrooms (principal with en-suite shower room)
- Five piece family bath/shower room
- Wrap-around garden to side and rear
- Double garage & ample parking



LOCATION

With surrounding countryside and moorland providing delightful walks, the charming Mid Bedfordshire village of Flitton has two public houses/restaurants and an impressive Church. A village hall with recreation ground is shared with the neighbouring village of Greenfield, with its highly regarded Lower School (approx. 0.9 miles) whilst Bedford's private Harpur Trust schools are within 11 miles. Commuters are well served via the mainline rail station at nearby Flitwick (approx. 2 miles) which provides a rail service to London St Pancras within 45 minutes. The historic Georgian market town of Ampthill lies approx. 3.9 miles distant and offers a Waitrose supermarket, variety of restaurants, boutique style shops and parkland whilst the city of Milton Keynes is within 18 miles.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque glazed inserts and sidelight. Stairs to first floor landing with built-in storage cupboard beneath. Wood flooring. Radiator. Double doors to living room. Further doors to living room, kitchen/breakfast room, dining room/study and to:

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Close coupled WC and corner wash hand basin. Wall and floor tiling.

LIVING ROOM

Dual aspect via double glazed windows to front and rear. Feature exposed brick chimney breast with open fire. Two radiators. Multi pane glazed doors to:

CONSERVATORY

Of part brick construction with double glazed windows and French doors to garden. Double glazed skylight. Floor tiling. Power and light.

KITCHEN/BREAKFAST ROOM

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink with mixer tap, and electric hob with extractor over. Tiled splashbacks. Built-in electric double oven. Space for dishwasher and fridge/freezer. Floor tiling. Decorative beams and recessed spotlighting to ceiling. Radiator. Doors to dining room/study and to:

UTILITY ROOM

Work surface area incorporating sink. Tiled splashback. Space for freezer and tumble dryer. Floor mounted oil fired boiler. Radiator. Floor tiling. Part glazed door to rear garden.



DINING ROOM/STUDY

Double glazed window to front aspect.
Radiator. Wood flooring.

FIRST FLOOR

LANDING

Doors to all bedrooms and family bath/shower room.

BEDROOM 1

Double glazed window to rear aspect. Fitted wardrobes and shelving with overhead bridging units. Radiator. Engineered wood flooring. Door to:

EN-SUITE SHOWER ROOM

Double glazed window to rear aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin. Wall tiling. Heated towel rail. Wall mounted electric heater. Extractor.

BEDROOM 2

Double glazed window to front aspect. Built-in wardrobe. Radiator. Engineered wood flooring.

BEDROOM 3

Double glazed window to rear aspect. Built-in wardrobe. Radiator. Engineered wood flooring.

BEDROOM 4

Double glazed window to front aspect. Built-in wardrobe. Radiator. Engineered wood flooring.



BEDROOM 5

Double glazed window to front aspect. Built-in wardrobe. Radiator. Engineered wood flooring.

FAMILY BATH/SHOWER ROOM

Double glazed window to rear aspect. Five piece suite comprising: Corner bath with mixer tap/shower attachment, corner shower cubicle with wall mounted shower unit, close coupled WC, bidet and pedestal wash hand basin. Wall tiling. Radiator. Tile effect flooring.

OUTSIDE

REAR GARDEN

Generous paved patio area. Remainder mainly laid to lawn. Various trees and shrubs. Outside lighting and cold water tap. Enclosed by fencing and hedging with gated access to side garden.

SIDE GARDEN

Timber decked seating area. Ornamental pond. Gravelled area. Various trees and shrubs. Enclosed by fencing and hedging.

DOUBLE GARAGE

Brick-built garage with pitched, tiled roof. Metal up and over door. Window and courtesy door to side aspect. Power and light. Eaves storage.

OFF ROAD PARKING

Gravelled frontage providing off road parking for multiple vehicles. Mature shrubs. Outside lighting. Gated access to side and rear garden. Oil storage tank.

Current Council Tax Band: G(i).

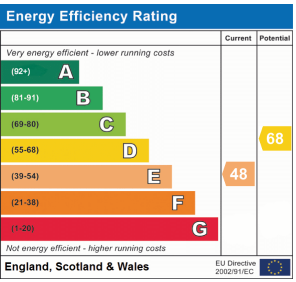




Approximate Area = 2359 sq ft / 219.1 sq m
Garage = 338 sq ft / 31.4 sq m
Total = 2697 sq ft / 250.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Country Properties. REF: 1454138



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Viewing by appointment only

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