



101 HIGH STREET
RIDGMONT

JACKSON-STOPS 

**101 HIGH STREET, RIDGMONT,
BEDFORDSHIRE MK43 0TY**

TOTAL APPROX. FLOOR AREA 1257 SQ FT / 116.8 SQ M

AN IMAGINATIVELY EXTENDED FORMER
DUKE OF BEDFORD ESTATE HOUSE SET IN A
POPULAR VILLAGE BORDERING OPEN
COUNTRYSIDE AND OFFERING EXCELLENT
COMMUTER LINKS



DISTANCE

M1 JUNCTION 13 ABOUT 2 MILES
WOBURN ABOUT 3 MILES
MILTON KEYNES ABOUT 11 MILES
BEDFORD ABOUT 14 MILES

GROUND FLOOR

- Hall with study area
- Sitting room
- Family room
- Kitchen/dining room
- Utility room
- Cloakroom

FIRST FLOOR

- Landing
- Three bedrooms
- Family bathroom

OUTSIDE

- Front garden
- Rear courtyard/terrace
- Drive with two parking spaces
- Countryside walks on the doorstep



THE PROPERTY

Dating back to 1912 this former Duke of Bedford Estate house has character features from the era such as tall ceilings, panelled doors, fireplaces and casement windows with stone sills. Inside there is a traditional hall with study area, two reception rooms and the property has been enlarged with a stylish glazed lantern roof extension. This provides a good size kitchen/dining room which forms the heart of the home along with a utility and cloakroom. On the first floor there are 3 bedrooms all able to fit a double bed and a refitted bathroom with a modern white suite and separate shower.

The house is attractively positioned and set back from the road with front garden, rear terrace/courtyard and two parking spaces. Within a few yards of the house there is a footpath to open countryside and the Greensand Ridge Walk and the High Street pathway leads to the village church, lower school and Rose & Crown public house. For those that commute the M1 Junction 13 is just two miles away and the A421 which links to the A1, with mainline stations at Flitwick, Bedford (Thameslink) and Milton Keynes (Euston). Ridgmont also has its own small station which connects to the London Northwestern Railway, Bletchley to Bedford line which connect to Euston and Kings Cross respectively.

ACCOMMODATION

Entering the house from the rear courtyard double doors lead into the kitchen diner. The hall lies to one side and is large enough to provide a study area with window to the rear. A double full-length cupboard provides storage for shoes etc and houses the gas boiler which serves the central heating system and hot water. Stairs rise to the first floor and doors lead to the sitting, family room and kitchen/dining room. A dual aspect family room has a feature fireplace along with exposed floorboards and a door leads to the front garden. With a bay window to the front aspect, the sitting room has a central fireplace with an inset multi fuel stove and shelved recess to either side.



Lying at the rear of the property, the kitchen has been extended to provide a dining area which has ample space for a table and chairs and a feature double-glazed roof lantern allows lots of light into the room. Double-glazed windows and a pair of doors lead to the rear courtyard. The kitchen is fitted with a range of units with a stainless steel sink unit, work surfaces and coloured splashbacks. Cooking is provided by a gas hob and double electric oven and grill. Additional integrated appliances include a dishwasher and microwave. From the dining area lies a utility room which has hot and cold water supply, plumbing for a washing machine, fitted drawers with worktop and a cloakroom with a suite of wash basin and wc.

FIRST FLOOR

All the bedrooms and bathroom lead off the landing. The main bedroom has a shelved recess, exposed floor boards and a window overlooking the garden to the front with a second bedroom having a built-in double wardrobe and a window to the side. The third bedroom is also a double room with exposed floor boards and a window to the rear. Finally, the bath/shower room is finished in white and comprises shaped bath, walk-in shower enclosure with mains shower unit, a vanity wash basin with drawers under and a chrome heated towel rail.

OUTSIDE

The front garden is laid to lawn with planted shrubs and a boundary hedge and has a new picket fence. A rear courtyard has a shingle seating/BBQ area with fenced and gated access to the parking and there is a screened area with an access gate which houses the LPG cylinders for the central heating. Across the rear driveway which serves 99 and 101 High Street, there are two parking spaces and an electric vehicle charging point.



LOCATION

The by-passed village of Ridgmont lies on the edge of the Woburn Abbey Estate and Woburn is close by and provides further local shopping facilities, together with a selection of restaurants and public houses. The Woburn Golf and Country Club is within easy reach. More extensive shopping and leisure facilities are available in Milton Keynes.

The M1 motorway is conveniently close and there are stations at Ridgmont linking to Bedford (where there are the well-known Harpur Trust Schools) and at Milton Keynes and Flitwick providing fast train services to London Euston and The City taking about 40 minutes.

PROPERTY INFORMATION

Services: Mains water, electricity and drainage. Central heating via LPG to radiators.

Internet Gigaclear full fibre broadband

Local Authority: Central Bedfordshire Council.

Tel: 0300 300 8000

Outgoings: Council Tax Band "E"

Tenure: Freehold.

EPC Rating: "F"

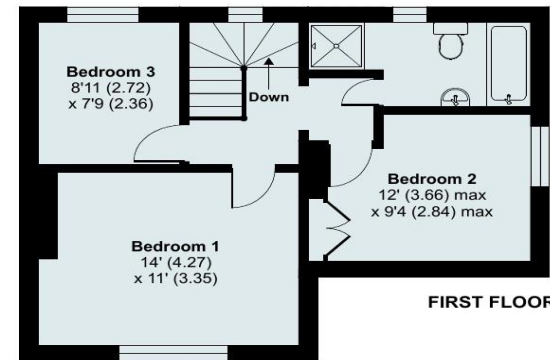
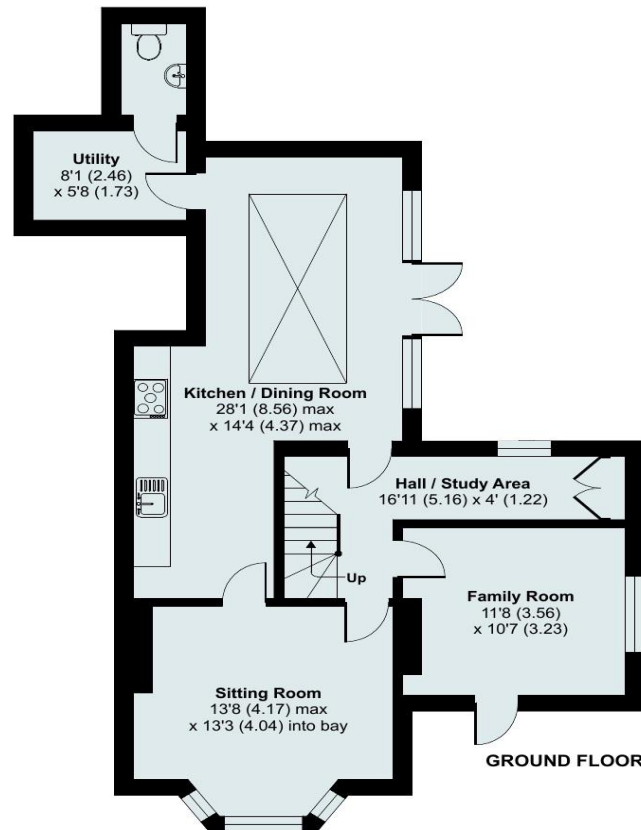
Viewing: Strictly by appointment through **Jackson-Stops**.

Tel: 01525 290 641

101 High Street, Ridgmont

Approximate Area = 1257 sq ft / 116.8 sq m

For identification only - Not to scale



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

WOBURN

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JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910