



Groveswood House

Brook Lane, Flitton,
Bedfordshire, MK45 5EJ
£1,675,000

country
properties

Groveswood House presents an extraordinary opportunity to acquire a stunning detached family residence, set on a generous plot approaching 0.8 acres within a highly sought-after semi-rural location. With the benefit of no upper chain, this impressive home boasts over 3,400 sq.ft of generously proportioned accommodation, combining modern luxury and exceptional practicality.

Five double bedrooms each benefit from newly fitted en-suite facilities equipped with quality sanitaryware, while the three generous reception rooms and superb newly fitted kitchen/dining/family room provide versatile living spaces designed for both entertaining and comfortable family life. Set behind electric gates, the property offers great privacy and gives security for children to play safely within the delightful grounds, whilst an expansive driveway and triple garage block with electric doors offer excellent parking and storage solutions. The property's prime location neighbouring rolling countryside, yet within easy reach of road and rail links, ensures effortless access to London and the wider region, making it an ideal choice for families and professionals alike. In all, Groveswood House encapsulates the perfect balance of country living, luxury accommodation and excellent transport connections, creating a truly unique and desirable family home that must be viewed to be fully appreciated.

- Generous plot approaching 0.8 acres
- 3,400 sq.ft of accommodation (approx. plus garage block)
- Semi-rural location adjacent to countryside & moorland
- Five bedrooms, three spacious receptions & 4 newly fitted en-suites with quality fittings
- Stylish newly fitted kitchen/dining/family room
- Useful utility/boot room & cloakroom/WC
- Quality fittings including Porcelanosa, Roca and Hansgrohe
- Triple garage block with electric doors
- Electric gated access to resin-bound driveway providing parking for numerous vehicles
- Convenient commuter links: Flitwick rail station 2.4 miles & M1(J12) 4.7 miles



LOCATION

Situated at the end of a desirable village lane, Grovewood House enjoys a semi-rural setting adjacent to picturesque countryside and the scenic Flitton Moor Nature Reserve, ideal for those who appreciate country walks on their doorstep. The charming village of Flitton offers a warm community atmosphere, with two public houses/restaurants and an impressive Grade 1 Listed Church. A village hall with recreation ground is shared with neighbouring Greenfield, with its highly regarded Lower School, whilst Bedford's private Harpur Trust schools are within 11 miles. Despite its peaceful surroundings, the property is exceptionally well placed for commuters, being only 2.4 miles from Flitwick's mainline rail station, which offers direct routes to London and other key destinations. Junction 12 of the M1 motorway is also within 4.7 miles, providing road access north and south. This unique combination makes the property an attractive prospect for families looking for a tranquil home without compromising on connectivity.

GROUND FLOOR

ENTRANCE

Set at the end of the lane, the property is accessed via double electric gates with security entry system, leading to extensive resin-bound surfacing that seamlessly links the driveway, detached triple garage block and encircles the house, spanning over 450 square metres in total. On entering Grovewood House, you are greeted by a most impressive reception hall, perfectly setting the tone for the rest of the property. The ground floor accommodation radiates of this generous space, with a central staircase ascending to the equally impressive first floor galleried landing. Useful built-in storage is incorporated on each level.

RECEPTION ROOMS

The property boasts three separate reception rooms providing flexible living options; whether it's formal entertaining, a cosy family lounge, a separate playroom, or a dedicated home office, there is space to meet all your needs. The principal reception spans 21ft x 20ft at its widest points and features a deep walk-in bay with triple aspect and an attractive fireplace housing living flame gas fire. A further playroom/snug with French doors to garden creates a cosy space for informal family gatherings. With a dual aspect, flooding the space with natural light, the third reception is equipped with a range of fitted office furniture creating the ideal retreat for those working from home.

KITCHEN/DINING/FAMILY ROOM

Undoubtedly the heart of the home, this expansive space (25ft x 25ft at widest points) features a newly fitted kitchen with sleek cabinetry and quartz surfaces. A range of Neff appliances include twin ovens with grill, dishwasher, larder style fridge and separate freezer. The central island unit houses a five ring gas hob with downdraft extractor and feature ambient lighting over, and also serves as an informal breakfast seating area. Separate zones allow plenty of space for relaxing and formal dining, ideal for both entertaining and as a practical hub for family gatherings. Porcelanosa flooring with underfloor heating adds further luxury. Adjacent a handy utility/boot room provides additional storage and allows laundry to be tucked away, the side access to the garden adds practicality, perfect for muddy boots (or paws) following walks over the neighbouring moor.



FIRST FLOOR

PRINCIPAL BEDROOM SUITE

Extending to 25ft in length, the dual aspect principal bedroom features delightful views over the rear garden, and a range of fitted wardrobes and drawers provide ample storage solutions. Adjacent is a newly fitted bath/shower room with four piece suite including free-standing bath with wall mounted mixer tap/shower attachment over, walk-in shower with shower unit, wall mounted 'floating' WC and wash hand basin with mixer tap and storage beneath. Porcelanosa floor and wall tiling enhances the contemporary design, and an inline extractor provides efficient ventilation.

FURTHER BEDROOM SUITES

There are three further bedrooms to the first floor; Bedroom 2 with fitted wardrobe benefits from a private en-suite shower room, whilst the two rear aspect bedrooms with garden views share a Jack 'n' Jill en-suite. All newly fitted, both en-suites feature walk-in showers, wall mounted 'floating' Porcelanosa WCs and wash hand basins with Hansgrohe mixer tap and drawer storage beneath. Porcelanosa wall and floor tiling, fitted steam-free mirrors and LED spotlighting add to the stylish design.

SECOND FLOOR

SECOND FLOOR BEDROOM SUITE

With windows to both front and rear, the fifth bedroom also has the benefit of newly fitted en-suite facilities including a shower cubicle, wall mounted 'floating' Porcelanosa WC and wash hand basin with storage beneath. This versatile space could also be used a further office, play/hobby room or gym.



OUTSIDE

GROUNDS

The property is surrounded by established grounds offering plenty of space for outdoor activities or relaxation. A range of majestic trees add maturity to the lawned gardens at the rear (some of which are protected by Tree Preservation Orders). The expansive driveway, secured by electric gates, provides parking for numerous vehicles in addition to the triple garage block, making this an ideal home for families with multiple cars or those who enjoy hosting visitors.

TRIPLE GARAGE

With three remote controlled electric doors, the detached triple garage block offers secure parking and valuable storage options, all easily accessible via the extensive resin bound driveway. This superb feature adds a practical dimension to the property, ideal for multiple car ownership or hobbyists in need of workshop space. Externally an EVCP adds practicality for electric vehicle owners. Having former planning permission to extend above the garage, there is potential to convert to independent annexe accommodation (subject to re-application).

POTENTIAL TO EXTEND AND FURTHER ENHANCE

A number of planning applications have previously been granted to further enhance the property, re-submission would be required in order to proceed:

Proposal to raise the roof structure of the building by a single storey of 3.150m. The additional storey will be constructed of brickwork to match the main house. APP/P0240/D/22/3293165.

Demolition of existing rear single storey structure and erection of single storey rear extension and single storey side extension: CB/21/05200/FULL.

First floor extension over the garage and rear first floor extension: CB/12/00536/FULL.

Council Tax Band: H.

EPC Rating: B.

Please note images marked 'CGI' have interior design features added via AI to assist in visualising how these vacant rooms may look furnished.





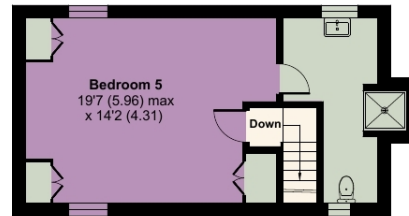


Approximate Area = 3406 sq ft / 316.4 sq m

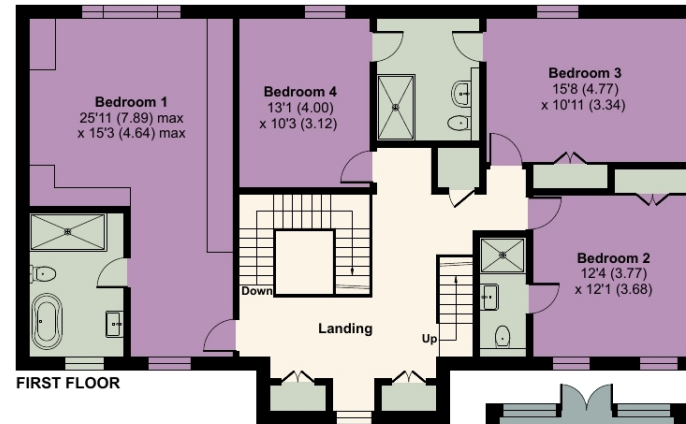
Garage = 623 sq ft / 57.8 sq m

Total = 4029 sq ft / 374.2 sq m

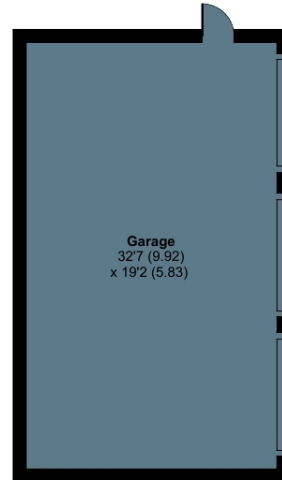
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



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: 1481238



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	82	84
(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	

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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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