



18 MILL ROAD
CRANFIELD

JACKSON-STOPS 

18 MILL ROAD, CRANFIELD, BEDFORDSHIRE MK43 0JL

TOTAL APPROX. FLOOR AREA - HOUSE 2,194 SQ FT / 203.8 SQ M - ANNEXE - 611 SQ FT/56.7 SQ M

A SUBSTANTIAL DETACHED HOUSE PLUS A TWO BEDROOM DETACHED ANNEXE ENJOYING A PEACEFUL TUCKED AWAY LOCATION BEING SET WELL BACK FROM THE ROAD.



DISTANCES (APPROX)

CENTRAL MILTON KEYNES - 9½ MILES

BEDFORD - 11 MILES

M1 JUNCTION 13 - 5 MILES

LUTON AIRPORT - 22 MILES

CENTRAL LONDON - 52 MILES

GROUND FLOOR

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Cloakroom
- Family Room/Bedroom 4 With Ensuite Wet Room
- Study/Snug

FIRST FLOOR

- Gallery Landing
- Main Bedroom With Ensuite Dressing Room & Bathroom
- Two Further Bedrooms
- Family Shower Room

OUTSIDE

- Detached Annexe
- Parking For Numerous Vehicles
- Double Length Car Port
- Rear Garden
- Timber Built Shed



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.

THE PROPERTY

This spacious detached house comes to the market presented to a high standard throughout having recently undergone a number of improvements. There is a detached two storey, two-bedroom annexe which could be ideal for a relative or for generating an income.

GROUND FLOOR

A double-glazed front door opens to a spacious reception area with tiled flooring, three built in cupboards and a staircase rising to the first floor. At the rear of the hall a double-glazed door opens to the rear garden. The sitting room has laminate flooring and a feature fireplace fitted with a gas fire, this room is triple aspect with windows to both sides and glazed doors to the front. The kitchen/dining room is fully fitted with floor and wall mounted cupboards together with a stainless-steel sink and ample granite work surfaces. Built in appliances include double oven, electric hob, filter hood and dishwasher. There is space for a fridge freezer, a window to the front and tiled flooring. The utility room is fitted with floor and wall cupboards plus a stainless-steel sink unit. There is plumbing for a washing machine, tiled floor and a door to outside. The cloakroom also has a tiled floor and is fitted with a white suite of WC and wash basin. This room houses the gas fired central heating boiler and a Megaflo hot water cylinder. Also on the ground floor is the family room/bedroom 4 with doors to the rear garden, it has a connecting wet room with shower area, low level WC and wash basin, it has fully tiled walls. The study/snug has a window to the rear and tiled flooring.

FIRST FLOOR

The gallery landing has access to eaves storage and two Velux windows. Bedroom 1 has a range of fitted wardrobes and a window to the front. An opening leads to a dressing room with a further range of wardrobes and a dressing table. This opens to an extremely spacious ensuite fitted with a white suite of bath, large shower cubicle, low level WC and wash basin with drawer underneath, it has half tiled walls. Bedroom 2 has fitted wardrobes and a window to the front. Bedroom 3 has a built in storage cupboard and window to the front. The family shower room has a white suite of shower cubicle, low level WC and wash basin set on a marble vanity top with cupboard underneath. It has a Velux window to the rear.



DETACHED ANNEXE

A door opens into the kitchen/breakfast room fitted with floor and wall mounted cupboards and a single bowl, single drainer sink unit. It has a tiled floor and an opening to a hall with stairs to the first floor. Further doors open to a sitting room, bedroom two and a shower room. On the first floor there is a large landing, bedroom 1 and a cloakroom with a door to a walk in storage cupboard.

OUTSIDE

The property is approached off Mill Road down a long block paved driveway leading through wrought iron gates. Once through the gates this opens to a parking and turning area with space for several cars. At the side of the property is a double length carport. There is access at both sides of the property to the rear garden.

The rear garden is fully enclosed with timber fencing and is partly laid to lawn. There is a paved terrace and mature well stocked beds and borders. There is also a large timber built garden/storage shed.

PROPERTY INFORMATION

Services: Mains water, drainage, electricity and gas are connected. Gas fired central heating to radiators.

Local Authority: Central Bedfordshire Council.

Tel: 0300 300 8000

Outgoings: Council Tax Band "F"

Tenure: Freehold.

EPC Rating: "C"

Viewing: Strictly by appointment through the sole agents

Jackson-Stops. 1 Market Place, Woburn, MK17 9PZ.

Tel - 01525 290 641

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	78	
(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	



18 Mill Road, Cranfield

Approximate Area = 2038 sq ft / 189.3 sq m (excludes carport)

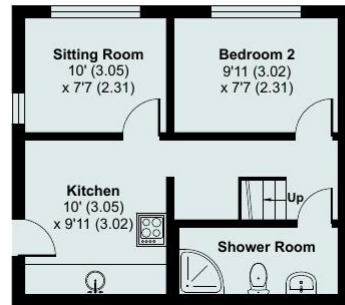
Including Limited Use Area(s) = 156 sq ft / 14.4 sq m

Annexe = 611 sq ft / 56.7 sq m

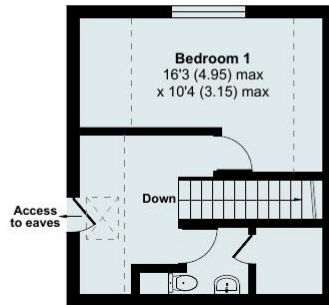
Outbuilding = 221 sq ft / 20.5 sq m

Total = 3026 sq ft / 280.9 sq m

For identification only - Not to scale



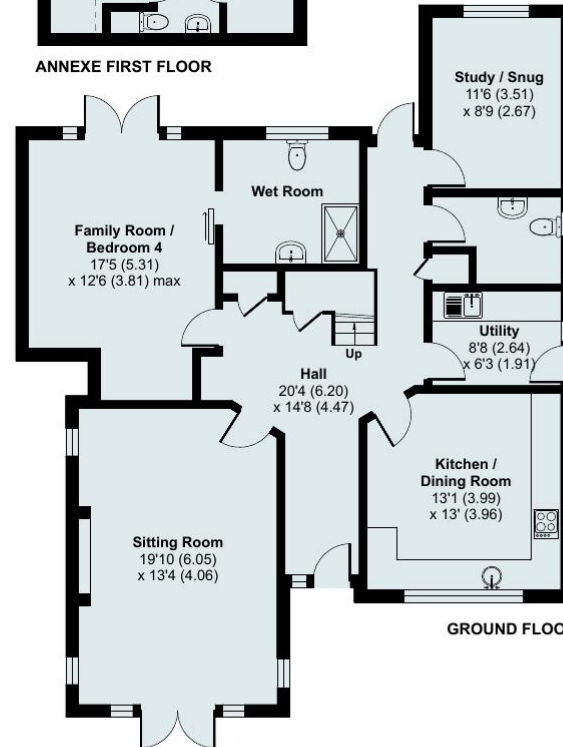
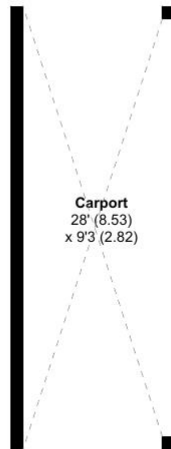
ANNEXE GROUND FLOOR



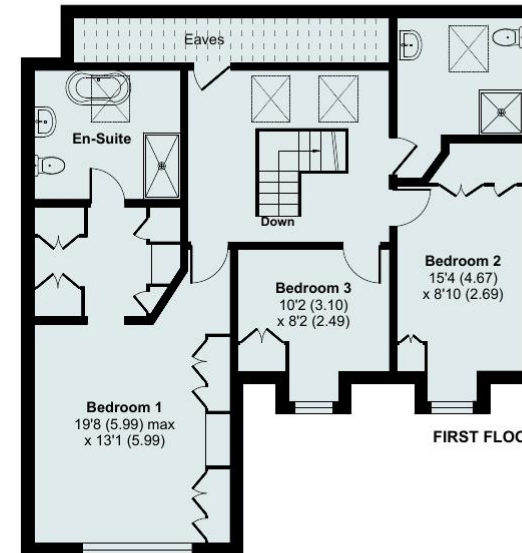
ANNEXE FIRST FLOOR



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2024. Produced for Jackson-Stops. REF: 1123181

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PROPERTY EXPERTS SINCE 1910