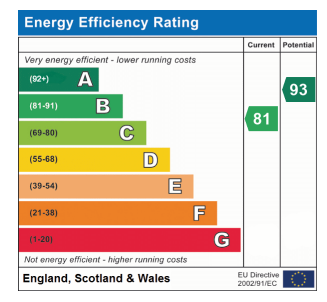
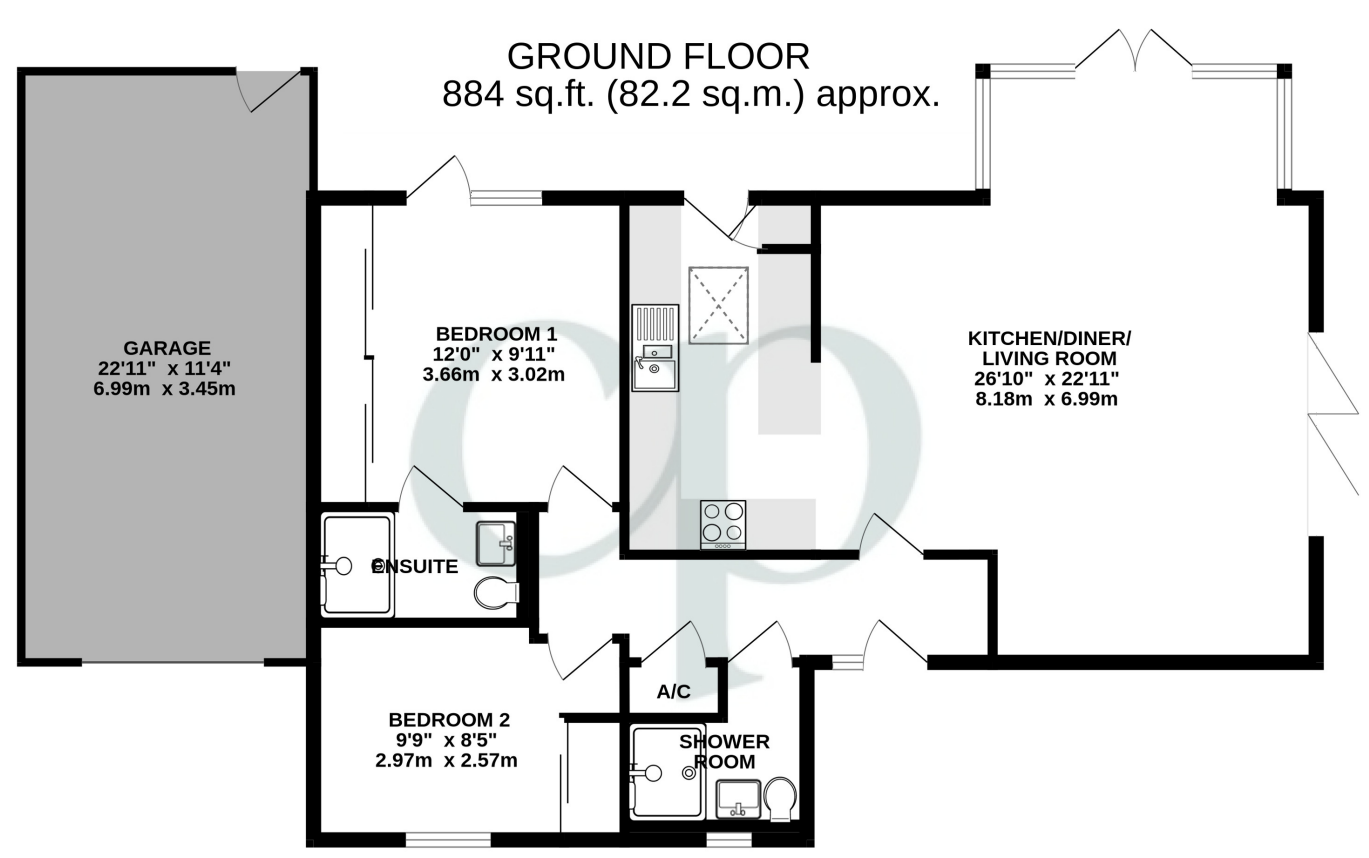




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11, Badger Hill Close
Maulden, Bedfordshire,
MK45 2UG
Offers in excess of £550,000



TOTAL FLOOR AREA : 884 sq.ft. (82.2 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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Viewing by appointment only

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Set within a prestigious private close near Maulden Woods, this architectural gem redefines bungalow living. The striking open-plan interior boasts vaulted ceilings and expansive glazing, seamlessly connecting to beautifully landscaped wrap-around gardens. Finished to an exacting standard with a sleek modern kitchen and luxury bathrooms, this home offers a sophisticated, low-maintenance retreat for those seeking quality and tranquility in a premier village location.

- Over 55's development only with a maintenance charge of approx £400 per year.
- Architectural Design: Spectacular open-plan kitchen/living/dining area with vaulted ceilings and floor-to-ceiling gable windows.
- High-Spec Finish: Contemporary kitchen with stone worktops, modern integrated appliances, underfloor heating and premium tiling throughout.
- Outdoor Living: Meticulously landscaped wrap-around gardens featuring a sun terrace, greenhouse, and mature privacy hedging.
- Prime Location: Tucked away in an exclusive MJ Hillson development, walking distance to the Greensand Ridge and Clophill & Maulden's local amenities.
- Practicality: Master bedroom with en-suite, separate guest shower room, and an oversized garage with private driveway.
- Effortless Single-Story Living: A beautifully flowing, lateral layout with wide doors throughout, offering complete accessibility and ease of access.

Entrance Hall

Airing cupboard housing hot water tank, front entrance door leading to:

Kitchen/Diner/Living Room

Double glazed window to side and rear, skylight to rear, vaulted ceiling, a range of base and wall mounted units with stone work surfaces over, open shelves, 1 and 1/2 counter sunk sink and drainer with mixer tap over and waste disposal, pantry cupboard, integrated split level ovens, induction hob, extractor, fridge freezer, warming drawer, washer/dryer, dishwasher, bi-fold doors to side garden patio, french doors to rear garden, door to rear garden, under floor heating.

Bedroom One

Double glazed window to rear, fitted wardrobes, door to garden patio area, under floor heating.

Ensuite

Part tiling to splashback areas, towel rail, backlit mirror, a white suite comprising of wash hand basin, low level w/c and separate shower cubicle, under floor heating.



Bedroom Two

Double glazed window to front, fitted wardrobes, under floor heating.

Shower Room

Double glazed window to front, towel rail, part tiling to splash back areas, a white suite comprising of wash hand basin, low level w/c and shower cubicle, under floor heating.

Outside

Large Single Garage

Electric roller shutter, power and light, door to garden.

Rear Garden

Stunning private southerly and westerley facing rear garden, wrap around, beautifully manicured and landscaped to a flower show standard, separate patio seating area, mature trees and shrubs, outside down to dusk lighting.

Parking

Block paved driveway providing off road parking for one car.

NB

These are preliminary details to be approved by the vendor.

All descriptions, images and marketing materials are for general guidance only and highlight the lifestyle and features a property may offer. They do not form part of any contract or warranty. Whilst every effort is made to ensure accuracy, neither Country Properties. nor the seller accepts responsibility for any errors. Buyers should verify all details through their own inspections, searches and legal advisers before proceeding.

