



305 SHARPENHOE ROAD
STREATLEY

JACKSON-STOPS 



305 SHARPENHOE ROAD, STREATLEY, BEDFORDSHIRE LU3 3PP

TOTAL APPROX. FLOOR AREA 3,575 SQ FT / 332 SQ M (INCLUDING GARAGE & CAR PORT)

A SUBSTANTIAL DETACHED HOUSE
LOCATED ON THE VILLAGE BORDERS AND
ENJOYING STUNNING VIEWS OVER THE
ADJOINING COUNTRYSIDE. THE PROPERTY
IS BEAUTIFULLY PRESENTED THROUGHOUT.



DISTANCES (APPROX)

HARLINGTON STATION 3.5 MILES

M1 JUNCTION 12.5 MILES

LUTON AIRPORT 8 MILES

LONDON ABOUT 35 MILES

GROUND FLOOR

- Porch
 - Entrance Hall
 - Cloakroom
 - Sitting Room
 - Dining Room
 - Conservatory
 - Study
 - Family Room
 - Kitchen/Breakfast Room
 - Utility Room
-

FIRST FLOOR

- Landing
 - Main Bedroom With Ensuite Bathroom
 - Guest Bedroom With Ensuite Shower Room
 - Two Further Bedrooms
 - Shower Room
-

OUTSIDE

- Approximately 0.62 Of An Acre
- Front Garden
- Double Width Garage
- Double Width carport
- Rear Garden

THE PROPERTY

This established detached house comes on to the market presented to an extremely high standard throughout and is set in delightful gardens and grounds totalling about 0.6 of an acre. It is surrounded by National Trust land and offers a great deal of seclusion and privacy, it is set well back from the road the property is accessed via an impressive 'carriage' driveway providing access to the double width garage and double width car port.

GROUND FLOOR

The property is entered under a covered porch through a timber front door with glazed side windows, this opens to an impressive entrance hall with a staircase rising to the first floor with a store cupboard underneath. The cloakroom is fitted with a white suite comprising a low level WC and a wash basin with cupboard underneath. It has a window to the rear and half tiled walls. The sitting room is a spacious well-proportioned room with a stunning feature inglenook-style fireplace with a quarry tiled hearth, double doors open to the conservatory. The conservatory is "L" shaped and has lovely views to the rear garden, it has a tiled floor, a bar area and is fitted with an air conditioning unit. The dining room is dual aspect with windows to the front and side, double doors open to the sitting room. The study has a window to the front, timber flooring and a store cupboard. The family room has a fitted electric fire and a window to the front. The kitchen/breakfast room is fully fitted with a range of floor and wall mounted cupboards, together with granite work surfaces and a single bowl ceramic sink. Built in appliances include a Rangemaster cooker, fridge/freezer and a dishwasher. It has a window to the rear overlooking the gardens, tiled flooring and double doors to outside. An arch leads to the family room and a further door opens to the utility room which is fully fitted with floor and wall mounted cupboards together with a single bowl, single drainer ceramic sink unit. A cupboard conceals the Worcester oil fired central heating boiler which serves radiator central heating. There is plumbing for a washing machine, work surfaces and a door to the garage.





FIRST FLOOR

The spacious landing has two windows with superb views to the front over miles of undulating countryside, it has a double width airing cupboard which houses an insulated hot water tank.

Bedroom one has a window to the rear and an extensive range of fitted wardrobes. The ensuite bathroom has a white suite comprising standalone bath with claw & ball feet, separate a shower cubicle, low level WC and a wash basin. It has a tiled floor and walls. Bedroom two has two windows to the front with amazing views, and a built-in triple wardrobe. There is an ensuite shower room fitted with a white suite comprising shower cubicle, low level WC and a wash basin, there is a window to the side and fully tiled walls. Bedroom three has a window to the rear, fitted wardrobes and cupboards with high-level cupboards over the bed. Bedroom four has a window to the rear plus a fitted wardrobe and drawers. The shower room is fitted with a white suite comprising shower cubicle, wash basin, low level WC and has fully tiled walls and a window to the rear.





OUTSIDE

The plot in total extends to approximately 0.62 of an acre.

The property is approached via an impressive carriage driveway, there are two pairs of iron gates set on brick pillars. This front garden is laid mainly to lawn and stocked with a variety of mature shrubs and trees. There is established hedging to the boundaries and gravel parking space for numerous vehicles. The driveway leads to a double width carport and also to the double width garage which is "L" shaped and has twin electric doors. There is access at both sides of the property to the rear.

The rear garden adjoins National Trust land and is extremely private. It is laid mainly to lawn with hedging and fencing to the boundaries, it is well planted with shrubs and a number of mature trees which include Yew and Beech. There is a pond (with waterfall), a decking area and a garden shed.





LOCATION

Streatley is a small village with its own church, public house and village hall. Local shopping facilities are available in the nearby village of Barton-le-Clay. Whilst Flitwick, Milton Keynes and Luton provide more extensive shopping and leisure facilities. There are a number of independent schools in the area including the Harpur Trust schools in Bedford, Haberdashers Aske’s at Elstree and St Albans High School. The property is easily accessible to the M1 and Harlington station providing commuting to London and The City. Air travel is available locally from Luton with Heathrow, Gatwick and Stansted slightly further afield. The area is well served by recreational facilities being on the edge of the down land at Sharpenhoe Clappers which is in the stewardship of the National Trust.

PROPERTY INFORMATION

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

Local Authority: Central Bedfordshire Council.

Tel: 0300 300 8000

Outgoings: Council Tax Band “G”

Tenure: Freehold.

EPC Rating: “D”

Viewing: Strictly by appointment through the sole agents **Jackson-Stops**. 1 Market Place, Woburn, MK17 9PZ.
Tel - 01525 290 641

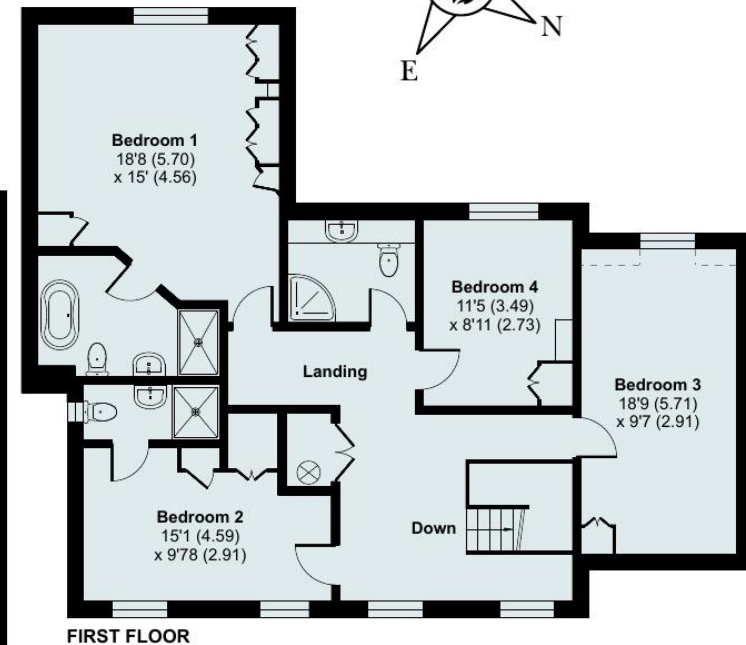
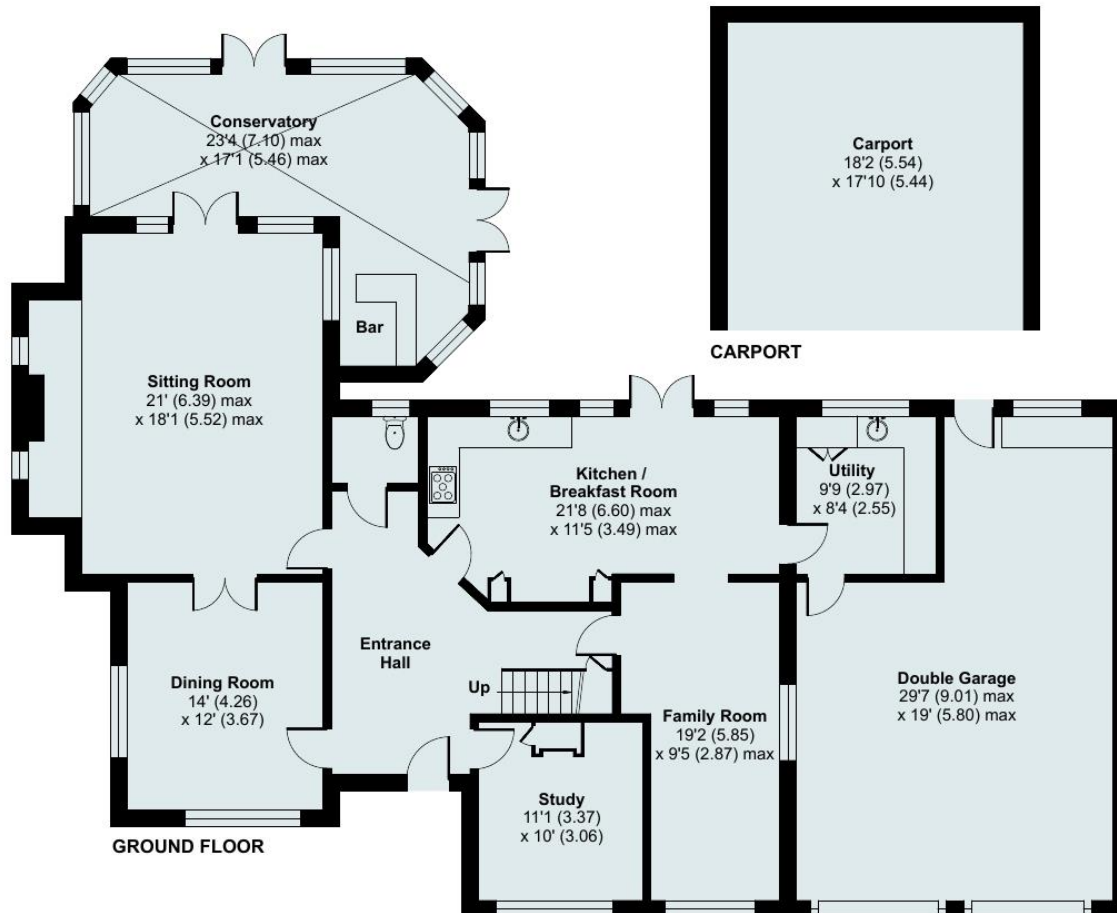
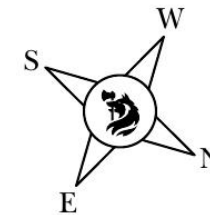


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	69 C
39-54	E		
21-38	F		
1-20	G		

305 Sharpenhoe Road, Streatley

Approximate Area = 2759 sq ft / 256.3 sq m
Including Limited Use Area(s) = 6 sq ft / 0.5 sq m
Garage = 486 sq ft / 45.1 sq m
Carport = 324 sq ft / 30.1 sq m
Total = 3575 sq ft / 332 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). © nichecom 2025. Produced for Jackson-Stops. REF: 1383707



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.

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