



GROVEWOOD HOUSE
FLITTON

JACKSON-STOPS 

**GROVEWOOD HOUSE, 20 BROOK LANE,
FLITTON, BEDFORDSHIRE MK45 5EJ**

TOTAL APPROX. FLOOR AREA 3,406 SQ FT / 316.4 SQ M

AN IMPRESSIVE MODERN COUNTRY HOUSE
PRESENTED IN TURN KEY CONDITION AND
ENJOYING A VILLAGE LANE SETTING WITH A
GATED AND PRIVATE PLOT OF 0.8 OF AN ACRE



DISTANCE

AMPTHILL ABOUT 5 MILES

FLITWICK ABOUT 2 MILES

MILTON KEYNES ABOUT 15 MILES

M1 JUNCTION 12 ABOUT 5 MILES

GROUND FLOOR

- Reception hall
- Kitchen/dining/family room
- Living room
- Play room/snug
- Study
- Utility/boot room

FIRST FLOOR

- Bedroom one with ensuite bathroom
- Bedroom two with ensuite shower
- Two further bedrooms with shared ensuite shower

SECOND FLOOR

- Bedroom five with ensuite shower

OUTSIDE

- Electric gated entrance
- Ample parking and triple garage
- Private gardens all round

OFFERED WITH NO ONWARD CHAIN



CGI

THE PROPERTY

Govewood House presents a rare opportunity to acquire a superb 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 has over 3,400 sq ft of accommodation, combining modern benefits and perfect for family living. Five double bedrooms each benefit from newly fitted ensuite facilities equipped with quality sanitaryware, while the three generous reception rooms and superb newly fitted kitchen/dining/family room provide versatile living spaces. Set behind electric gates, the property offers great privacy and gives security for children to play safely within the grounds, whilst a large driveway and triple garage block with electric doors offer excellent parking and storage. The property's prime location neighbouring countryside, yet within easy reach of road and rail links with access to London from 40 minutes.

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



GROUND FLOOR

Set at the end of the lane, the property is accessed via double electric gates with security entry system leading to an extensive resin-bound drive and detached triple garage block spanning over 450 square meters.

The ground floor accommodation radiates off a most impressive hall with a central staircase to the first floor galleried landing.

The property boasts three separate rooms providing flexible living options; whether it's formal entertaining, a cosy family lounge, a separate playroom or a home office. 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 the garden creates a cosy space for family gatherings. A dual aspect third reception is equipped with a range of fitted office furniture ideal for those working from home.

The kitchen/dining/family room is the heart of the home. The expansive space (25ft x 25ft at widest points) features a newly fitted kitchen with cabinetry and quartz surfaces. A range of Neff appliances include twin ovens with grill, dishwasher, larger-style fridge and separate freezer. The central island unit houses a five ring gas hob with downdraft extractor and ambient lighting over and also serves as an informal breakfast seating area. Separate zones allow plenty of space for relaxing and formal dining. The whole room has Porcelanosa flooring with underfloor heating. Adjacent, a handy utility/boot room provides additional storage.

FIRST FLOOR

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.



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 a wash hand basin with mixer tap and storage beneath. Porcelanosa floor and wall tiling enhances the contemporary design.

There are three further bedrooms to the first floor; Bedroom two with fitted wardrobe benefits from a private ensuite shower room, whilst the two rear aspect bedrooms with garden views share a Jack 'n Jill ensuite. All newly fitted, both ensuites feature walk-in showers, wall mounted 'floating' Porcelanosa wc's 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

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

OUTSIDE

The property is surrounded by established grounds offering plenty of space for outdoor activities or relaxation. A range of trees add maturity to the lawned gardens at the rear (some of which are protected by Tree Preservation Orders). The expansive driveway with electric gates provides parking for numerous vehicles in addition to the triple garage block.

With three remote controlled electric doors, the detached triple garage block offers secure parking and an EVCP charging point. Having former planning permission to extend above the garage there is potential to convert to an independent annexe accommodation (subject to re-application).



POTENTIAL TO EXTEND

A number of planning applications have previously been granted to further enhance the property, resubmission 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/PO240/D/22/00536/FULL

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

PROPERTY INFORMATION

Services: Mains water, drainage, electricity and gas

Local Authority: Central Bedfordshire Council.

Tel: 0300 300 8000

Outgoings: Council Tax Band "H"

Tenure: Freehold.

EPC Rating: "B"

Viewing: Strictly by appointment through the sole agents

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

Tel - 01525 290 641





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
For identification only - Not to scale



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		82 B	84 B

WOBURN

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JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910