



ST JULIANS PLACE
WEST END, HAYNES

JACKSON-STOPS 

ST JULIANS PLACE, 114 WEST END, HAYNES, BEDFORDSHIRE MK45 3QU

TOTAL APPROX. FLOOR AREA 3,395 SQ FT / 315.4 SQ M (excluding studio)

AN EXTREMELY SUBSTANTIAL DETACHED BUNGALOW SET IN DELIGHTFUL GARDENS OF ABOUT ONE ACRE AND OFFERING FLEXIBLE ACCOMMODATION.



DISTANCES

BEDFORD ABOUT 7 MILES

MILTON KEYNES ABOUT 17 MILES

LUTON ABOUT 13 MILES

WOBURN ABOUT 10 MILES

FLITWICK STATION ABOUT 5 MILES

M1 MOTORWAY JUNC 12 ABOUT 8 MILES

GROUND FLOOR

- Entrance Hall
- Cloakroom
- Sitting/Dining Room
- Family Room
- Kitchen/Breakfast Room
- Second Kitchen/Utility Room
- Main Bedroom With Dressing Room & Ensuite Bathroom
- Guest Bedroom With Ensuite Bathroom
- Three Further Bedrooms
- Family Bathroom

OUTSIDE

- Total Plot Of About One Acre
- Lovely Mature Gardens
- Studio/Party Barn
- Covered BBQ
- Garden Shed
- Garden Store



THE PROPERTY

St. Julians Place is an impressive and individual detached bungalow benefitting from an extensive road frontage and is approached through electric gates opening on to a tree lined drive leading to a large parking area. It offers spacious, well-presented and flexible accommodation throughout with the principle rooms having large windows enjoying views over the delightful gardens. These grounds have clearly been subject to considerable care and attention over many years and are one of many attractive features of this fine home.

GROUND FLOOR

The front door opens to a large reception area with tiled flooring together with an exposed brick wall, coats cupboard and the airing cupboard. Off the entrance hall is a cloakroom fitted with a white suite comprising low level WC and wash basin. The sitting/dining room is extremely impressive with large feature bow window overlooking the gardens. Another attractive feature is the marble fireplace with display shelving to both sides of the chimney breast. Sliding doors open to outside and there is also a walk-in wine storage cupboard. The family room is dual aspect with windows to the side and rear plus sliding doors to the grounds. It has a high vaulted ceiling and wood block flooring laid in a herring bone design. The kitchen/breakfast room is stunning, it is extensively fitted with floor and wall mounted cupboards and has a substantial island providing additional storage and work surfaces with a 1½ bowl, single drainer stainless steel sink inset. Fitted appliances include electric oven, microwave, induction hob, filter hood, dishwasher, fridge and freezer. There are windows to the side and rear and doors open to the gardens. There is a second kitchen/utility room which was formerly a double garage and is now fully fitted with a range of cupboards. It has ample work surfaces with tiled splash areas, tiled flooring and a door to the parking area. Fitted appliances include an electric oven and hob. A door leads to the boiler room which houses the oil fired central heating boiler.



Bedroom one has a window to the rear and a dressing room, a door opens to a large ensuite bathroom fitted with a white suite of bath, shower cubicle, wash basin and a low level WC. Bedroom two has a window to the front, fitted wardrobes and a fully tiled ensuite bathroom with a white suite comprising corner bath, shower cubicle, low level WC, bidet and wash basin. Bedroom three has a window to the side and a fitted triple wardrobe. Bedroom four has a window to the rear. Bedroom five has a window to the side. The family bathroom is fitted with a white suite of panelled bath with shower over, wash basin and low level WC. It has fully tiled wall and floor.

OUTSIDE

The plot in total extends to approximately one acre.

The property is approached through electric gates set on brick pillars onto a tarmac driveway which leads to a parking and turning area. The grounds are superb being extremely private and stocked with numerous mature trees and shrubs, together with rockeries, flower beds, borders a pond and a well. There are also several areas laid to grass.

There is a studio/party barn (27' 2" x 10' 4") which is connected with electricity and water and has a kitchenette. It has an adjoining garden shed (10' 4" x 10'). There is also a covered barbecue area with an adjoining store.



LOCATION

West End, Haynes is a rural area situated close to the A6 which connects the local towns of Bedford and Luton where a wide range of facilities are available. Other shopping centres within easy reach include the Georgian market town of Amptill, Milton Keynes and Flitwick with its mainline railway station offering a fast and frequent service into London

PROPERTY INFORMATION

Services: Mains water and electricity are connected. Drainage to a septic tank. Oil fired central heating to radiators. Full fibre broadband is connected.

Local Authority: Central Bedfordshire Council.

Tel: 0300 300 8000

Outgoings: Council Tax Band "G"

Tenure: Freehold.

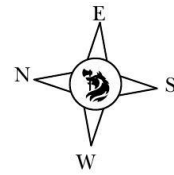
EPC Rating: "D"

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	66 D
39-54	E		
21-38	F		
1-20	G		







Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Jackson-Stops. REF: 1510184

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.

WOBURN

01525 290 641

woburn@jackson-stops.co.uk

jackson-stops.co.uk



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