



1 IVY COTTAGES, WITTS END
EVERSHOLT, BEDFORDSHIRE

JACKSON-STOPS 

1 IVY COTTAGES, WITTS END, EVERSOLT, BEDFORDSHIRE MK17 9DZ

TOTAL APPROX. FLOOR AREA 1,011 SQ FT / 93.9 SQ M

A MOST STYLISHLY PRESENTED COTTAGE
WITH A CONTEMPORARY EXTENSION, ALL SET
IN ONE OF OUR MOST SOUGHT AFTER
VILLAGES BORDERING THE DUKE OF
BEDFORDS WOBURN ESTATE.



DISTANCES

WOBURN ABOUT 2½ MILES
AMPTHILL ABOUT 5 MILES
MILTON KEYNES ABOUT 9 MILES
LONDON ABOUT 45 MILES
M1 JUNCTION 12 ABOUT 5 MILES
FLITWICK STATION ABOUT 4 MILES
HARLINGTON STATION ABOUT 5 MILES

GROUND FLOOR

- Entrance hall
- Cloakroom
- Sitting Room and TV area
- Kitchen/Dining Room
- Utility (On Lower Ground Floor)

FIRST FLOOR

- Three Bedrooms
- Bath/shower room

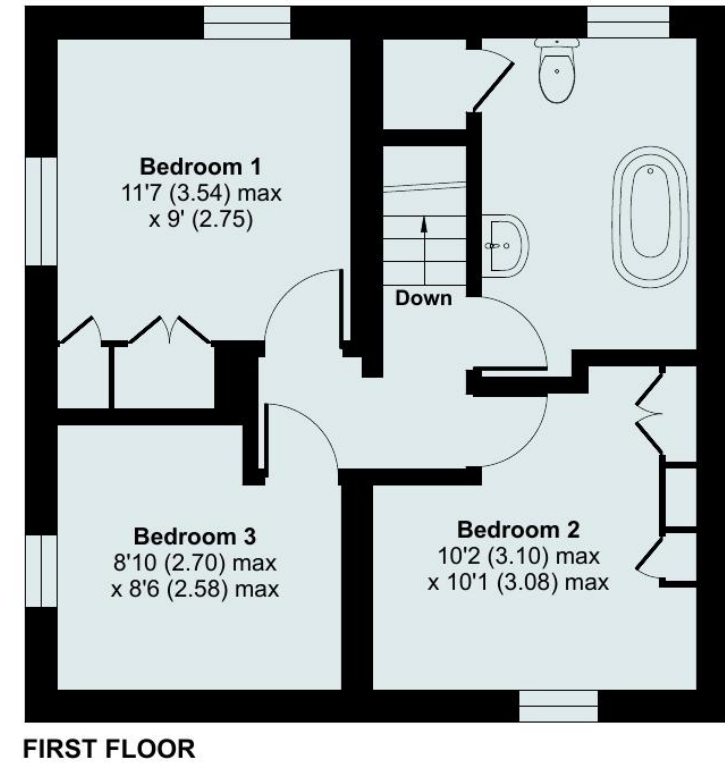
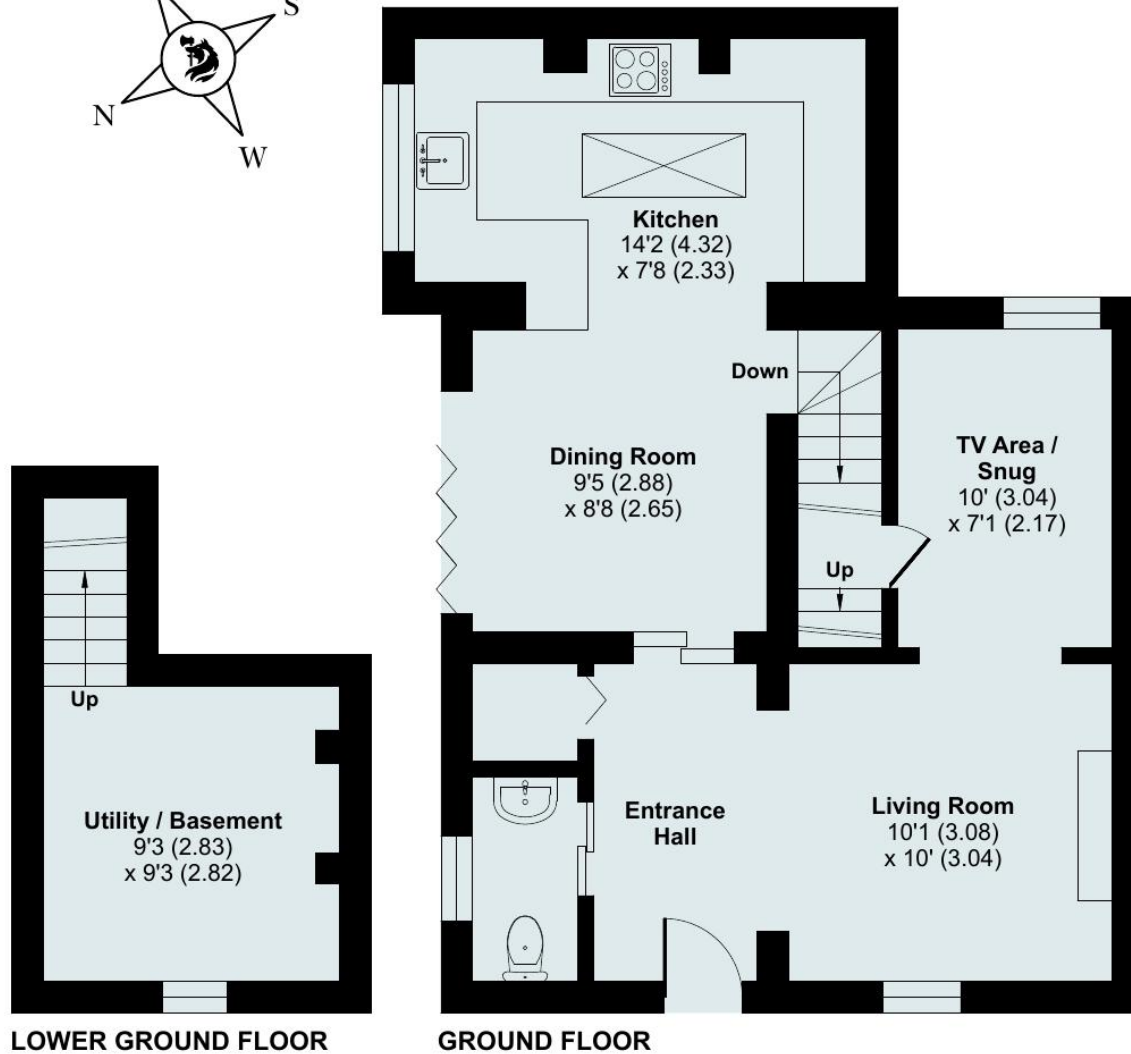
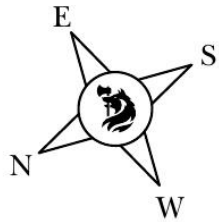
OUTSIDE

- Front Garden
- Terrace and patio gardens
- EV charging connection point
- Lovely open views
- Country walks on the doorstep
- OFSTED rated 'Outstanding' lower school

1 Witts End, Eversholt

Approximate Area = 1047 sq ft / 97.2 sq m

For identification only - Not to scale



1 IVY COTTAGES EVERSOLT

A delightful end of terrace cottage in a rural location with superb open views over the surrounding countryside. The property comes on to the market presented to a high standard throughout using heritage colours to enhance the character of the interior. The kitchen extension is particularly worthy of note with its lantern ceiling and bi-fold doors which are perfect for bringing the garden to the house and entertaining. A lower ground floor provides a useful utility area. Upstairs there are 3 bedrooms with boarded loft spaces and ladders above bedrooms two and three. The bathroom is smartly fitted with clean lined white sanitaryware and metro tiling and includes a walk-in shower and free-standing bath.

Eversholt is arguably the most sought-after village in our area and is carefully preserved with many “Ends” lying in pretty wooded countryside just outside Woburn Abbey’s parkland. The focal points are the village green with church, village hall, cricket ground and swimming pool. The Green Man public house is run by Candice Brown, winner of the Great British Bake Off and the lower school has an excellent reputation being rated “Outstanding” by OFSTED. The village is within easy reach of Milton Keynes, Leighton Buzzard, Luton, Dunstable and Bedford. Trains to London (St. Pancras International) are available within 40 minutes at Flitwick and Harlington or Milton Keynes/Leighton Buzzard to Euston within 32 minutes. The nearby Georgian village of Woburn has an excellent range of restaurants and independent shops as well as The Safari Park, historical Abbey, gardens and Championship golf club.

THE ACCOMMODATION

The property is entered under a storm porch where a timber front door opens in to the entrance hall with coat hanging space. A sliding door opens to the cloakroom fitted with a white suite of low level WC and a wash basin, there is a window to the side. Flowing from the hall the sitting room and TV area has a feature fireplace fitted with a log burning stove and custom made cupboards and book shelves. A door leads to the lower ground floor utility which has space and plumbing for a washing machine, work surface, lots of storage and natural light from a window to the front.



Forming the heart of the house the kitchen/dining room is extremely impressive being fully fitted with floor and wall mounted cupboards plus a 1½ bowl, single drainer, stainless steel sink unit. There are a range of built in appliances which include oven (with slide and hide door), microwave, five burner gas hob (fed by bottled gas), extractor hood, fridge, freezer and dishwasher. There are solid timber work surfaces, a breakfast bar and in the dining area bi-fold doors open to the garden.

FIRST FLOOR

The landing provides access to all first floor rooms. The main bedroom is dual aspect and has a built in triple wardrobe. Bedroom 2 has a window to the front with open views, fitted wardrobes and a pull down ladder giving access to a loft space with restricted head height. Bedroom 3 has a window to the side with open views, it also has a pull down ladder allowing access to a loft space with restricted head height.

The bathroom is fitted with a white suite comprising a free standing bath, walk in shower cubicle, low level WC and a wash basin with drawer underneath. A cupboard houses the oil fired central heating boiler.

OUTSIDE

The front garden is open plan and laid mainly to lawn with shrubs, flowers and a silver birch tree. To the rear and side the terrace patio gardens are fully enclosed with timber fencing and have planters with patio seating areas, including a further secluded patio area beyond the extension. There is a storage shed, gated side access and external lighting.

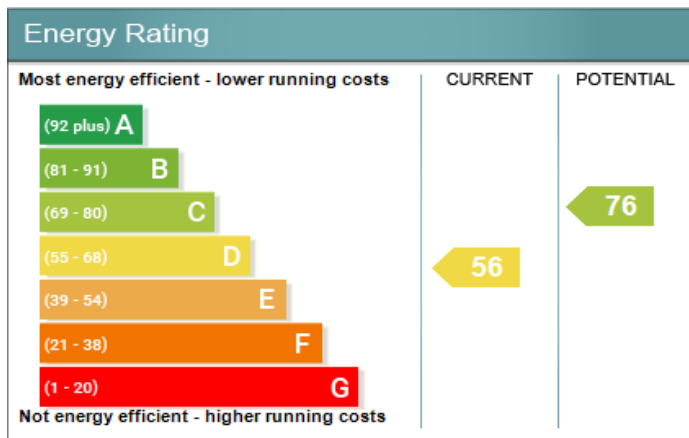
PROPERTY INFORMATION:

Services: Mains water, electricity and drainage are connected. Central heating and domestic hot water is provided by an oil fired boiler.

Local Authority: Central Bedfordshire Council

Outgoings: Council Tax Band C EPC: D **Freehold**





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 OFFICE

01525 290641

woburn@jackson-stops.co.uk

jackson-stops.co.uk



PROPERTY EXPERTS SINCE 1910