



8 TRILLEY FIELDS
MAULDEN

JACKSON-STOPS 

8 TRILLEY FIELDS, MAULDEN, BEDFORDSHIRE MK45 2US

TOTAL APPROX. FLOOR AREA 2,076 SQ FT / 192.8 SQ M (excluding double garage)

A MODERN THREE STOREY SIX BEDROOM
DETACHED HOUSE ENJOYING A PEACEFUL
LOCATION AND OVERLOOKING WOODLANDS
TO THE REAR.



DISTANCES

AMPTHILL - 4 MILES

FLITWICK & STATION - 4.5 MILES

BEDFORD & STATION - 10 MILES

M1 JUNCTION 12 - 9 MILES

GROUND FLOOR

- Entrance Hall
- Cloakroom
- Family Room
- Dining Room
- Snug
- Kitchen/Breakfast Room
- Utility Room

FIRST FLOOR

- Landing
- Sitting Room
- Main Bedroom With Ensuite Shower Room
- Bedroom 6/Study

SECOND FLOOR

- Landing
- Guest Bedroom With Ensuite Shower Room
- Three Further Bedrooms
- Family Bathroom

OUTSIDE

- Front Garden
- Double Width Garage
- Rear Garden



THE PROPERTY

This well presented modern detached property offers extensive accommodation set out over three floors and benefits from a quiet location with lovely wooded views to the rear. The sitting room is situated on the first floor and is a lovely reception room being triple aspect including a large bay window.

GROUND FLOOR

The property is entered through a part-glazed front door to the entrance hall where a staircase rises to the first floor. Off this hall is the cloakroom which is fitted with a white suite comprising low level WC and a wash basin with a cupboard underneath, it has half tiled walls. The family room has a window to the front, the dining room also has a window to the front and a door to the snug with double doors opening to the rear garden. The kitchen/breakfast room is fully fitted with a range of floor and wall mounted cupboards together with a 1½ bowl single stainless steel sink unit and ample work surfaces with tiled splash areas. Appliances include 'Rangemaster' cooker, extractor hood, fridge, freezer and dishwasher. There is a window to the side and double doors open to the rear garden and a tiled floor. The utility room is fitted with floor and wall mounted cupboards and a wall mounted gas fired Vaillant central heating boiler. There is a single bowl, single drainer stainless steel sink unit and a cupboard housing a Megaflo pressurized hot water tank. It has a tiled floor and a door to outside.

FIRST FLOOR

From the landing stairs rise to the second floor. The sitting room is a light and airy triple aspect room with a feature fireplace with a pine surround and fitted with a gas fire. There is a bay window to the side plus windows to the front and rear. Bedroom one has a window to the front and an archway leads to a dressing room with built-in wardrobes, a door opens to an ensuite shower room fitted with a white suite of shower cubicle, low level WC and a wash basin with cupboards underneath. There is a window to the rear and the walls are half tiled. Also on this floor is bedroom six/study with a window to the front.



SECOND FLOOR

The landing provides access to the insulated loft space. Bedroom two has a window to the rear, built-in wardrobes and an ensuite shower room fitted with a white suite of shower cubicle, low level WC and a wash basin with cupboard underneath. There is a window to the rear and half tiled walls. Bedroom three has a window to the rear and a built-in double wardrobe. Bedroom four has a window to the front and a built-in wardrobe. Bedroom five has a window to the front. The family bathroom is fitted with a white suite of 'P' shaped bath with shower over, low level WC and a wash basin with cupboard underneath. The walls are half tiled and there is a window to the front.

OUTSIDE

The front garden is stocked with established shrubs. At the side of the property double gates open to a gravel driveway with parking space for two cars. This leads to the double width garage connected with power and light and has loft storage space. The rear garden is enclosed with timber fencing and backs onto established woodland. It is laid partly to lawn and is extremely well-stocked with a variety of shrubs, trees, flower borders and box hedging. There is a large paved terrace and an outside tap.



LOCATION

Maulden offers a church, two well-renowned public houses and a convenience store. The area provides opportunities for scenic walks including the Greensand Ridge Walk. Amenities and additional shopping options can be found in Flitwick (3 miles) or in the Georgian market town of Ampthill (2 miles) with a popular Waitrose supermarket and an excellent selection of independent shops, doctors' surgery and dentists. For commuters nearby Flitwick and Arlesey stations offer services into London in around 40 minutes, the property is also within a 20-minute drive of the M1 and A1 motorways.

PROPERTY INFORMATION

Services: Mains water, drainage, electricity and gas are connected. Gas fired central heating to radiators. All doors are fire doors.

Local Authority: Central Bedfordshire Council.

Tel: 0300 300 8000

What3Words:

Outgoings: Council Tax Band "G"

Tenure: Freehold.

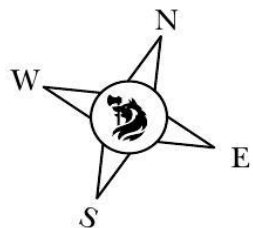
EPC Rating: "C"

Viewing: Strictly by appointment through the sole agents

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

Tel - 01525 290 641





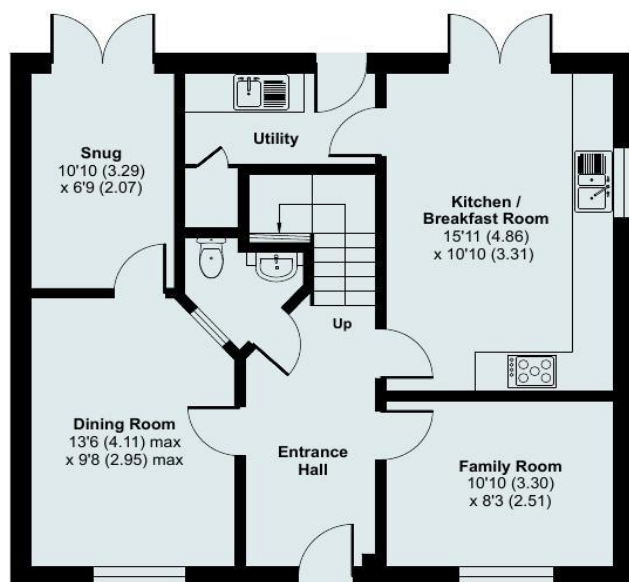
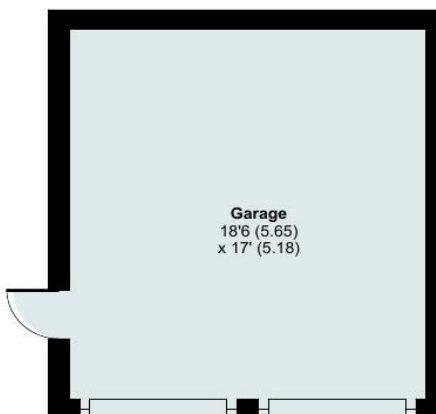
8 Trilley Fields, Maulden

Approximate Area = 2076 sq ft / 192.8 sq m

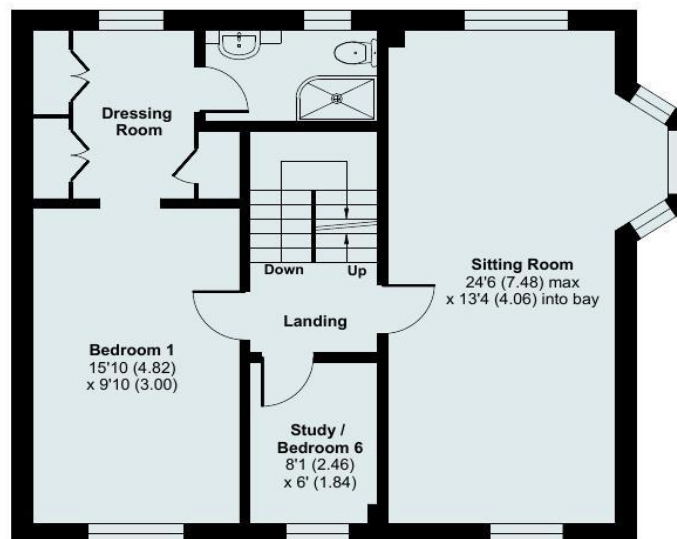
Garage = 315 sq ft / 29.2 sq m

Total = 2391 sq ft / 222 sq m

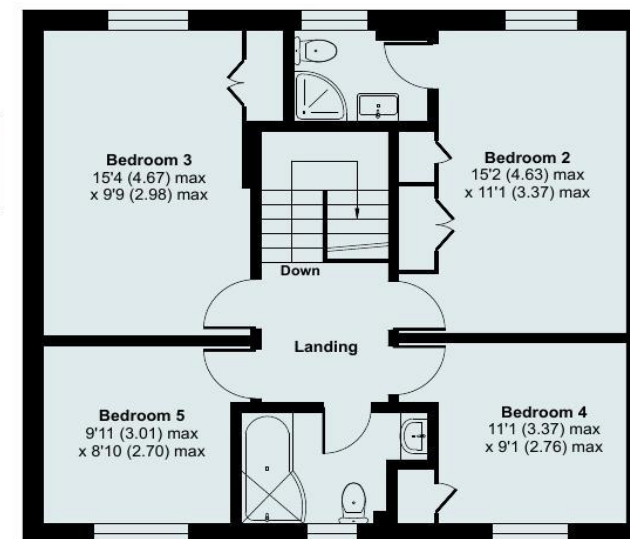
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Jackson-Stops. REF: 1513942



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

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PROPERTY EXPERTS SINCE 1910