



The Grange

66, Church Street, Clifton,
Bedfordshire, SG17 5EY
£1,350,000

country
properties

The Grange, an impressive barn-style home built by the renowned Church End Homes, offers over 3,200 sq. ft. of beautifully designed and versatile accommodation. Tucked away down a private lane and accessed via electronic gates, this fantastic home enjoys an enviable position with countryside views on the sought-after Church Street in the highly desirable village of Clifton. A beautifully landscaped, south-facing rear garden, thoughtfully planted with mature trees and shrubs creates a private and tranquil setting with a bespoke Garden Barn and outdoor kitchen affectionately known as 'The Watering Hole', providing the perfect space for al fresco dining, entertaining family and friends, or simply relaxing and enjoying the garden throughout the seasons. The property is offered with No UPWARD CHAIN !

- Offered with no chain - just move in!
- High specification & quality fittings throughout, underfloor heating to the ground floor with individual room thermostats
- Close to Arlesey train station for fast rail links into the city
- Bedroom one with an en-suite bathroom and Juliette balcony with countryside views
- Beautiful views - Enjoy countryside living at it's best !
- Direct access to countryside walks - perfect for walking the dog !
- Contemporary 29ft stylish kitchen/dining/family room with quartz worksurfaces and integrated appliances
- Detached double garage with Hormann wood grain sectional doors, additional bike store/workshop



Ground Floor

Entrance Hall

Alarm control panel. Oak & glass staircase leading to first floor with understairs storage cupboard. Underfloor heating. Doors into Cloakroom, lounge, study/gym and double doors opening into kitchen/dining/family room.

Kitchen/Dining/Family Room

29' 4" x 19' 9" (8.94m x 6.02m) A range of base and eye level units with quartz worksurfaces and upstands, corner unit comprises of pull out 'magic corner' & larder cupboard. Peninsular island with a range of cupboards and wine cooler. Induction hob with extractor hood over. Double eye level oven/grill. Integrated dishwasher. Quooker hot water tap. Full length fridge & full height freezer. Double glazed windows to front with fitted shutters complete with built in storage unit beneath. Double glazed window to rear with bi-folding doors opening onto rear garden. Underfloor heating. Glass lantern roof with remote controlled windows. Wood effect flooring. Doors into Utility and study/play room room.

Utility Room

A range of base and eye level units with complimentary work surfaces over. Storage cupboard with heating cylinder. Space & plumbing for washing machine. Space for tumble dryer. Under floor heating. Wood effect flooring. Part glazed door leading to side garden & vegetable beds.

Study/Playroom

16' 7" x 14' 2" (5.05m x 4.32m) Feature corner double glazed window to front with fitted shutters and double glazed window to side. Wood effect flooring. Underfloor heating.

Cloakroom

Obscure double glazed window to front with fitted shutters. Wash hand basin with vanity unit. WC. Wood effect flooring. Underfloor heating. Extractor fan.

Study/Gym

16' 7" x 14' 2" (5.05m x 4.32m) Double glazed window to front and obscure double glazed window to side with fitted shutters. Wood effect flooring. Underfloor heating.

Living Room

18' 0" x 15' 6" (5.49m x 4.72m) Double glazed French doors with sidelights with fitted shutters, opening onto rear garden. Feature fireplace with Oak mantel and granite hearth incorporating a remote-controlled gas fire. Carpet. Underfloor heating.

First Floor

Landing

Access to loft space. Storage cupboard. Radiator. Carpet. Large double glazed multi pane picture window to half landing overlooking the garden. Velux window to front. Doors to all rooms.

Bedroom 1

21' 10" x 14' 0" (6.65m x 4.27m) Double glazed French doors with fitted shutters and Juliette balcony with views over open fields. Stable door style window to front with fitted shutters. Built in wardrobes. Radiator. Carpet.



En- suite Bathroom

Four piece suite comprising: Shower cubicle with wall mounted rainfall shower head & hand held shower head, panel enclosed bath, WC, His & Hers wash hand basin with vanity under. Mirror. Heated towel rail. Shaver point. Extractor fan. Obscure double glazed window to side with fitted shutters. Wood effect flooring.

Bedroom 2

15' 5" x 14' 8" (4.70m x 4.47m) Double glazed window to rear with fitted shutters. Built in double wardrobe. Radiator. Carpet.

En-suite Shower Room

Three piece suite comprising: Shower cubicle with wall mounted rainfall shower head & detachable hand held shower, WC, wash hand basin with vanity under. Mirror. Heated towel rail. Shaver point. Extractor fan. Wood effect flooring. Velux window to side.

Bedroom 3

18' 4" x 12' 6" (5.59m x 3.81m) Dual aspect double glazed window to front & side with fitted shutters. Built in wardrobe. Radiator. Carpet.

Bedroom 4

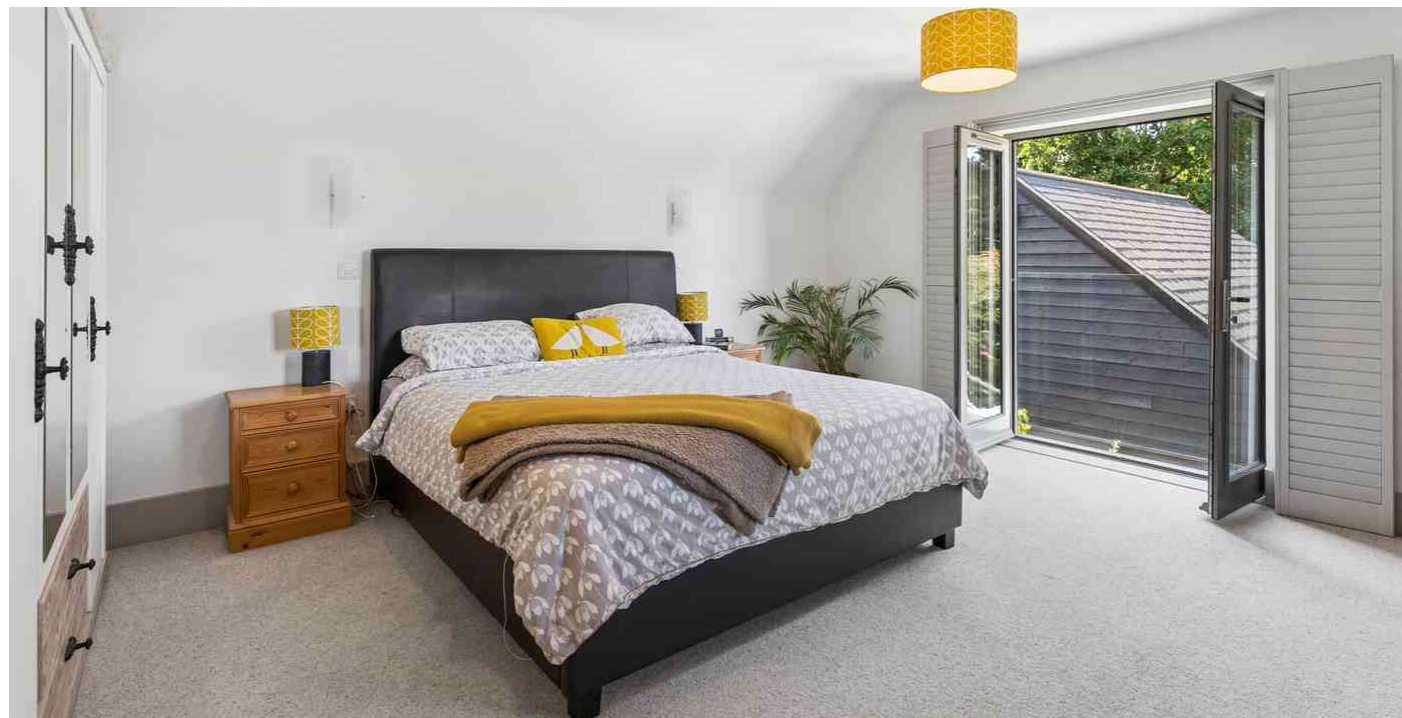
17' 11" x 11' 0" (5.46m x 3.35m) Two double glazed windows to front with fitted shutters. Radiator. Carpet.

Bedroom 5

12' 9" x 8' 4" (3.89m x 2.54m) Double glazed window to rear with fitted shutters. Radiator. Carpet.

Family Bathroom

Four piece suite comprising: Shower cubicle, panel enclosed bath, WC, wash hand basin with vanity unit under. Wood effect flooring. Shaver point. Extractor. Heated towel rail. Mirror. Obscure double glazed window to front with fitted shutters.



Outside

Front Garden

Remote controlled wrought iron gated access with separate footman's side gate for deliveries opening onto driveway with turning head providing ample off road parking. Double garage. Laid to lawn with a generous central paved pathway, bordered by established lavender, leads to the front. External wall lights. Mature planting and shrubs. Secure 'Asgard' metal shed with bike racks.

Double Garage

20' 0" x 26' 6" (6.10m x 8.08m) max. Detached double garage with Hormann woodgrain sectional electric doors. Power and Light. Fully boarded garage loft. Workshop area to rear with personal door.

Rear Garden

A true gardener's paradise, the beautifully established rear garden is fully enclosed and predominantly laid to lawn, with a generous granite patio and 'Amigo' Garden Barn with outdoor kitchen. Wood store is situated behind the 'Amigo Barn'.

The garden is bursting with mature planting, including a stunning wisteria and an array of fruit trees comprising apple, crab apple, greengage, plum and cherry. To the side, the current owners have created what they affectionately call 'The Farmlands'—a wonderfully productive kitchen garden featuring blackberries, asparagus, strawberries, rhubarb, raspberries, blackcurrants and gooseberries, making it ideal for those who enjoy growing their own produce.

External wall lighting, a cold water tap and gated side access leading to the front driveway.

'Amigo' Garden Barn with Outdoor Kitchen

19' 4" x 10' 8" (5.89m x 3.25m) 'The Watering Hole' a bespoke garden barn complete with outdoor kitchen enclosed on 3 sides with glazed gables. Amigo Entertainer corner wood fired oven, bespoke cupboards with granite worksurfaces. Three electric heaters, and ambient lighting.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

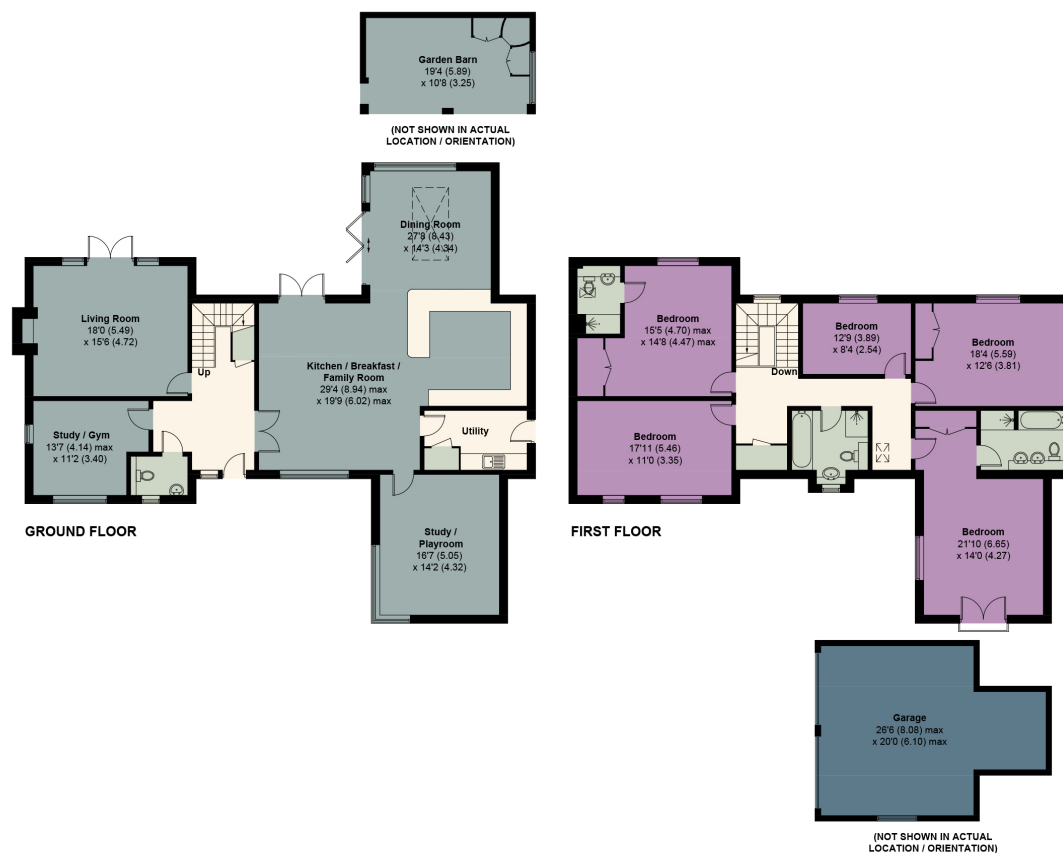
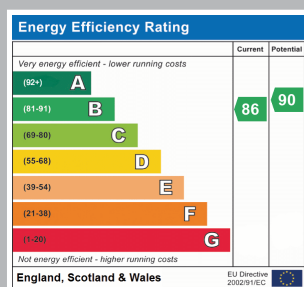
PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES







Approximate Area = 305.7 sq m / 3290 sq ft
Garage = 40.8 sq m / 439 sq ft
Total = 346.5 sq m / 3729 sq ft
(Excluding Covered Garden Room with Outdoor Kitchen)



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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