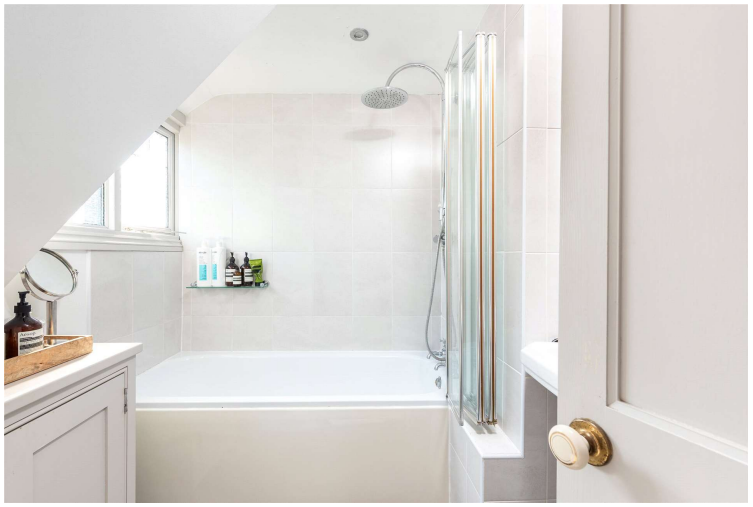


Clophill, Bedfordshire

MICHAEL GRAHAM









A Grade II listed 16th century five bedroom detached cottage with an enclosed rear garden, driveway parking and outbuildings, situated within walking distance of local amenities on the High Street in Clophill.

The Croft

7 High Street, Clophill, Bedfordshire,
MK45 4AB

5 bedrooms

2 reception rooms

2 bathrooms

EPC Exempt

The property has been refurbished by the vendor while retaining period features including exposed beams and timbers and fireplaces. On the ground floor there are two reception rooms and an open plan kitchen/breakfast room. Both reception rooms have exposed oak flooring and the sitting room has a feature brick fireplace with custom built shelving and cupboards either side. There is a separate utility room with a stable door to the side, and access to a cloakroom and a study area. The bedrooms are accessed via two staircases. One staircase leads to the principal bedroom, a bathroom and two further bedrooms. The principal bedroom has a built-in wardrobe and an en suite bathroom. The other stairs lead to a separate bedroom over the utility room and study. There is also a dressing room, and adjoining bedroom on the second floor.

There is a gravel parking area for up to four cars. Please note, residents of 7A The Coach House have a right of access over the drive to their parking space.

- Grade II listed detached cottage
- Five bedrooms; one en suite, family bathroom
- Two reception rooms
- Open plan kitchen/breakfast room with Aga
- Separate utility room, study area and cloakroom
- Period features
- Landscaped gardens
- Driveway parking for up to four cars

Additional Information

- Mains Water, Electricity
- The Local Authority is Central Bedfordshire
- The property is in council tax band G

Kitchen/Breakfast Room

The kitchen/breakfast room is fitted with a range of units with granite work surfaces incorporating a butler sink under a window overlooking the garden at the side. A bay window overlooks the courtyard on the other side. There is an inset Aga set on a brick hearth, an integrated dishwasher and an American style fridge/freezer. There is exposed oak parquet flooring and space for a breakfast table to seat six as well as soft seating.











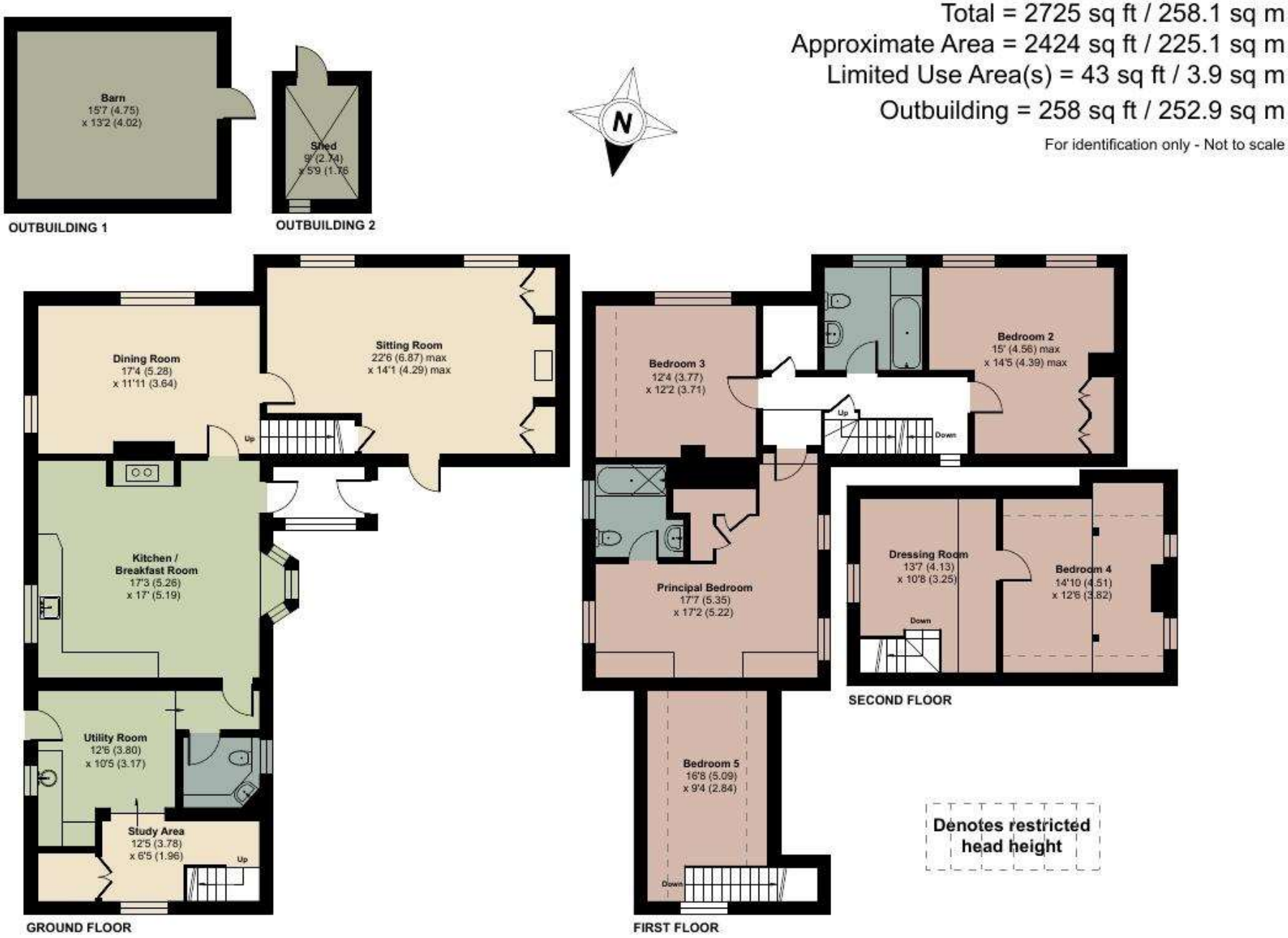


Gardens

A side gate leads into the walled garden which is principally lawned with flower and shrub borders and established trees interspersed. There are several gravelled seating areas, one with a pergola over. To the rear is a timber outdoor barn and a garden shed.

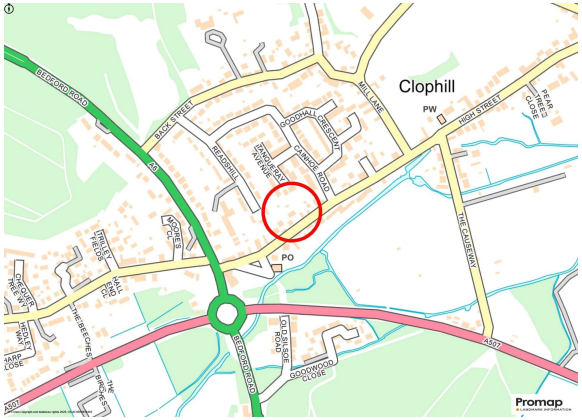


Total = 2725 sq ft / 258.1 sq m
Approximate Area = 2424 sq ft / 225.1 sq m
Limited Use Area(s) = 43 sq ft / 3.9 sq m
Outbuilding = 258 sq ft / 252.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Situation and Schooling

Clophill has a village shop/post office, three public houses and two restaurants. The lower school is highly rated by Ofsted. The neighbouring market towns of Shefford and Ampthill are about 5 miles away and have a wider range of facilities. Schooling includes Robert Bloomfield Academy, Harlington Upper and the Harpur Trust independent schools in Bedford. Flitwick railway station is about 5 miles away and has services to St. Pancras International.

0.5 miles from A6
Bedford

5 miles from Flitwick station

41 minutes from St Pancras Intl.

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