GRANGE STUD FARM *by Resolution Homes*
AMPTHILL

JACKSON-STOPS

GRANGE STUD FARM, FLITWICK ROAD, AMPTHILL, BEDFORDSHIRE MK45 2NY

GRANGE STUD IS A UNIQUE DEVELOPMENT OF JUST THREE INDIVIDUALLY DESIGNED HOMES AND A FORMER FARMHOUSE SET IN PRIVATE AND GATED GROUNDS ON THE EDGE OF THE GEORGIAN MARKET TOWN OF AMPTHILL

DISTANCE (APPROX.)

FLITWICK STATION 2 MILES
M1 JUNCTION 12 & 13 6 MILES
BEDFORD 10 MILES
MILTON KEYNES 13 MILES

NEW HOMES INTERIOR

BI folding doors to the gardens
Fully equipped kitchen
Quality sanitaryware
LED downlighters
Air source heat pump
Underfloor heating to the ground floor
Radiators to the first floor

EXTERIOR

Gated and long tree lined approach
Private three car parking
Enclosed rear gardens
Extensive paved terrace

Completion anticipated October 2026

INTRODUCTION

Grange Stud offers a rare opportunity to purchase an individual and high specification detached family home set on the edge of the Georgian market town of Ampthill within a private, gated development of just four properties.

The finish and attention to detail is evident throughout and all the new homes come with a ten year structural guarantee. Of particular note is the pleasant paddock land setting with footpaths to the town and the very well regarded local schools including Redborne Upper literally two minutes walk away.

Completion of this development is due in October 2026.

This is the latest project by local company Resolution Homes who have completed other new homes in Swaffield Close, Ampthill.

LOCATION

Ampthill is a vibrant Georgian market town with a very active community including a number of festivals and concerts throughout the summer with Christmas light switch on and fairs in the winter. The town has its own Waitrose, butchers, deli, wine merchants, a number of coffee/tea houses and a good range of independent shops. The town benefits from a superb 160 acre park which has a childrens' play area and cafeteria. The town is now well recognised as its rugby club plays in The Championship division.

More extensive shopping and leisure facilities are found in Bedford, Flitwick and Luton/Dunstable. Well regarded schooling is available in Ampthill and there is also a coach service to the renowned Harpur Trust schools in Bedford. The property is well located for access to Junctions 12 and 13 of the M1 motorway and the nearby station at Flitwick has a main line railway service to St Pancras (41 min) from where the service continues to the City stations of Farringdon, City Thameslink and London Blackfriars.

SPECIFICATION

Roof with grey slate style tiles

Soft red brickwork with stained feather-edged boarding.

Underfloor heating to ground controlled by wall thermostats.

Hand built staircases

Modern kitchen units with solid worktops.

Range of built in appliances.

Quality sanitaryware and tiles fitted to all bathrooms and En-suites.

LED lighting

Gardens – seeded with patio areas and fenced boundaries.

Ten year structural guarantee

Agents Note:
The photographs and CGIs shown are for indicative purposes only.

PLOT 1 ACCOMMODATION

Good size entrance hall
Cloakroom
Sitting room
Combined Kitchen/Dining/Family room
Study/home office
Utility and plant room
Bedroom 5 with ensuite

Large landing
Main bedroom with built in wardrobes
Ensuite shower room
Guest bedroom with ensuite shower room
Two further double bedrooms
Family bathroom

PLOT 2 ACCOMMODATION

Good size entrance hall
Cloakroom
Sitting room
Combined Kitchen/Dining/Family room
Utility and plant room
Cloak and shower roomm
Study/home office
Family room/bedroom five

Landing
Main bedroom with built in wardrobes
Ensuite shower room
Guest bedroom with ensuite shower room
Two further double bedrooms
Family bathroom

PLOT 3 ACCOMMODATION

Impressive entrance hall
Cloakroom
Sitting room
Combined Kitchen/Dining/Family room
Study/home office
Utility and plant room
Bedroom 5 with ensuite

Large landing
Main bedroom with built in wardrobes
Ensuite shower room
Guest bedroom with ensuite shower room
Two further double bedrooms
Family bathroom

THE FARMHOUSE

Spacious entrance hall
Dual aspect sitting room
Kitchen/Dining/Family room
Study/home office/bedroom five with shower room
Utility and cloak room
Landing
Main bedroom with ensuite shower room
Guest bedroom with ensuite shower room
Two further double bedroom
Study
Family bathroom

DIRECTIONS MK45 2NY

Entering Ampthill from the A507, proceed into Flitwick Road and the entrance to Grange Stud Farm is approximately 200 meters on the left hand side.

LOCAL AUTHORITY

Central Bedfordshire District Council

Council Tax Bands to be advised.

SERVICES

Mains water, electricity and private drainage
Central heating by air source heat pump, underfloor heating to the ground floor and radiators to the first floor for the new homes.
Tenure: Freehold
EPC: To be advised
Viewing: Strictly by appointment through, Jackson-Stops.
1 Market Place, Woburn MK17 9PZ
Telephone: 01525 290 641

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.

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