

Love Homes



High Street, Clophill, Bedfordshire, MK45 4AB

Presenting an exquisite Edwardian home spanning over 1,600 sq.ft., with potential for future expansion like a loft conversion (subject to planning permission). The inviting hallway leads to an extended 21'0" open-plan kitchen, dining, and family room, ideal for modern living. Three double bedrooms, including a spacious 18' x 10' main bedroom, offer ample space. Outside, a stunning 100ft south-facing garden, backing onto the River Flit, provides a serene oasis. An oversized garage and off-road parking ensure convenience for residents and visitors alike.



This property is presented by Stuart Scott - a Love Homes property expert with over 25 years' experience.

Find out more about this property by scanning the QR code.



4.5m



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Tenure: Freehold Council Tax Band:D



"We've cherished nearly two decades in our home, especially since expanding the kitchen in 2010. Nowadays, we gravitate towards the back of the house, where we entertain guests or unwind with a glass of wine regardless of the season. Summer holds a special charm; with the bifold doors open, our south-facing garden basks in sunlight, offering a picturesque view of the river and countryside. Whether indoors or outdoors, we relish our large garden. Conveniently, we can stroll to the Flying Horse pub, restaurant, village shop, and post office, or explore numerous local footpaths winding through the fields."



GROUND FLOOR  
3040 sq.ft. (281.8 sq.m.) approx.

1ST FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 3658 sq.ft. (339.2 sq.m.) approx.  
Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate. Check with Mortgage Lender.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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