



The Old Police House
212 Clophill Road | Maulden | Beds | MK45 2AF

THE OLD POLICE HOUSE







An imposing detached property, formerly The Old Police House and since then having been subject to considerable improvement and greatly extended which has almost tripled its size. The property although on the fringe of the village is convenient for all the facilities the village has to offer.

The floor areas are well proportioned to provide a genuine family home. Spacious, light and airy was the mandate as the property was refurbished some 22 years ago to provide modern day attributes without detracting from its original era in the 1930s.

The house stands on a generous plot with mature trees including a magnificent magnolia and lovingly tended gardens which have been designed with ease of maintenance in mind. There is a large patio terrace to while away the hours and enjoy the gardens which overlooks the well-kept lawn.

Overall the gardens provide a good degree of privacy. The properties location is a huge selling point being private and secluded, but convenient for the village facilities which include a country pub and Italian restaurant, both within easy walking distance.

Seller Insight

“The Old Police House is a large and well-appointed family home that enjoys a superb location close to the centre of the delightful Bedfordshire village of Maulden but also very close to Clophill. “The property was originally built in the 1930s,” says the owner, “but twenty-two years ago, just a year before we purchased it, the house was tripled in size and beautifully modernised and refurbished throughout, therefore we were able to simply move in and enjoy it.”

“In addition to the expanse and sheer quality of the house – it was basically brand new when we moved in – it was the location that for us proved to be a huge selling point. The house sits on a generous plot and to the rear we have nothing but mature trees and to one side we enjoy a pleasant view over a nursery that supplies trees and shrubs to the local parks. The outlook is superb and therefore we benefit from having a really good degree of privacy. More importantly perhaps the location is very convenient. Ampthill, which is a thriving market town is just a couple of miles away; I can drive to either Milton Keynes or Bedford in under half an hour; there’s a regular train service into central London from nearby Flitwick and for those last-minute necessities there’s a really good little supermarket in the village. It’s absolutely ideal.”

One enters this lovely home into a spacious galleried reception hall from which each of the main living areas flow. There is a substantial living room that spans the length of the house, a bright and airy kitchen-and-breakfast room, a formal dining room, a study and each of the five bedrooms is generously proportioned. “The house itself is amazingly spacious, which makes it extremely comfortable to live in,” continues the owner. “It’s also very light and bright throughout and there are French doors from each of the reception rooms so there’s a really flowing connection between the house and the garden, which is another really pleasant feature of the property. My wife must take all the credit for how beautiful it looks, but she has designed it with ease of maintenance in mind so we have more time to sit out and enjoy it. We have a good size patio terrace, a good sized lawn and there are a number of very impressive trees – including a quite magnificent magnolia – that create enchanting focal points. The garden is something I believe we’ll both really miss when we leave.”

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







The property itself offers many attractions, none more so than the master bedroom with French doors which open out onto a large sunny balcony where the current owners enjoy a morning coffee.

Notwithstanding the previous extensions which have been carried out there is still potential to increase the accommodation by converting the large loft area which is already fully boarded out and has power supplied.

The property offers good access to nearby Flitwick rail station (St Pancras) and of course Luton airport and the M1 motorway. Major towns of Milton Keynes and Bedford can be reached by car within 30 minutes.







“All the rooms are very comfortable, but I'd say that the master bedroom is particularly impressive,” says the owner. “It's located above the double garage and is virtually the same size, so absolutely huge and has double French doors that open out onto an expansive York stone balcony where we sit out and have our morning coffee.”











“In my opinion this is a location that has so much to offer; everything you could possibly want or need is within easy reach,” says the owner. “There’s a superbly accredited selection of fine schools in the local area; we have a plethora of well-served towns and villages within easy reach too; there’s a lovely country pub and an award-winning Italian restaurant just a short walk from the house and the local transport links are excellent, so it’s possible to get just about anywhere with relative ease.”







BEDFORD

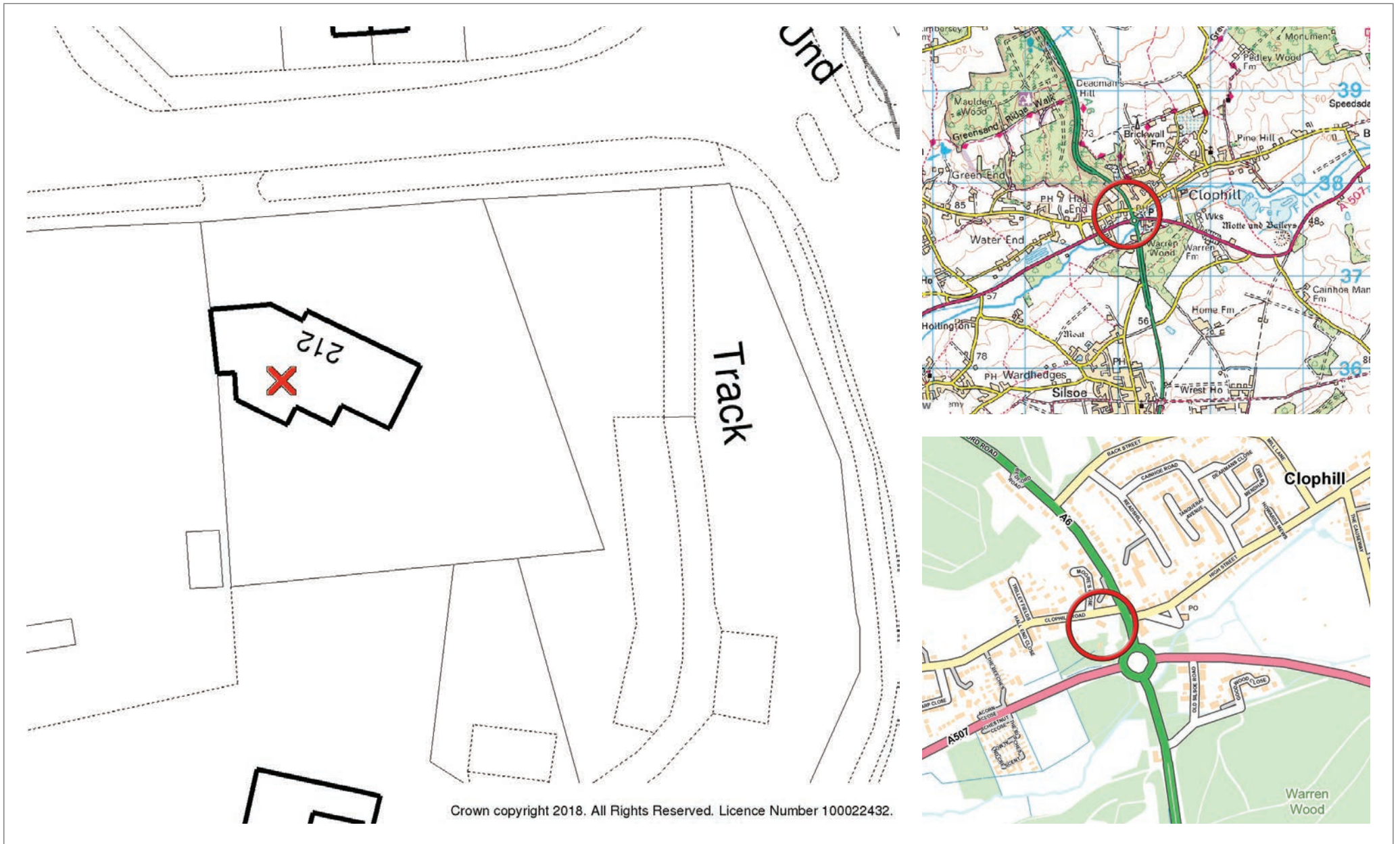
Bedford is the county town of Bedfordshire. The town of Kempston is adjacent to Bedford, as are the villages of Elstow, Renhold and Ravensden.

The River Great Ouse passes through the town centre and is lined with gardens known as the Embankment. Within these gardens, opposite Rothsay Road, stands a war memorial to the men of the town killed in the First World War. Bedford Castle Mound is the remnant of Bedford's medieval castle, located close to the centre of the modern town, less than a hundred yards from Bedford Bridge and the High Street.

Bedford Borough operates a three-tier education system in some of the area, which is arranged into lower, middle and upper schools. The town is home to four private schools run by the Harpur Trust charity, endowed by Bedfordian Sir William Harpur in the 16th century, as well as several academies an international school, Bedford College and the University of Bedford.

The Bedford Corn Exchange is the largest entertainment venue in the town and plays host to a variety of performances, meetings, conferences, concerts and private functions. Every two years, an event called the "Bedford River Festival" is held for two days and regularly attracts about 250,000 visitors. The event includes sports, funfairs and live music. It is the second largest regular outdoor event in the United Kingdom, beaten in numbers only by the Notting Hill Carnival. The Bedford Regatta each May is Britain's largest one-day river rowing regatta.





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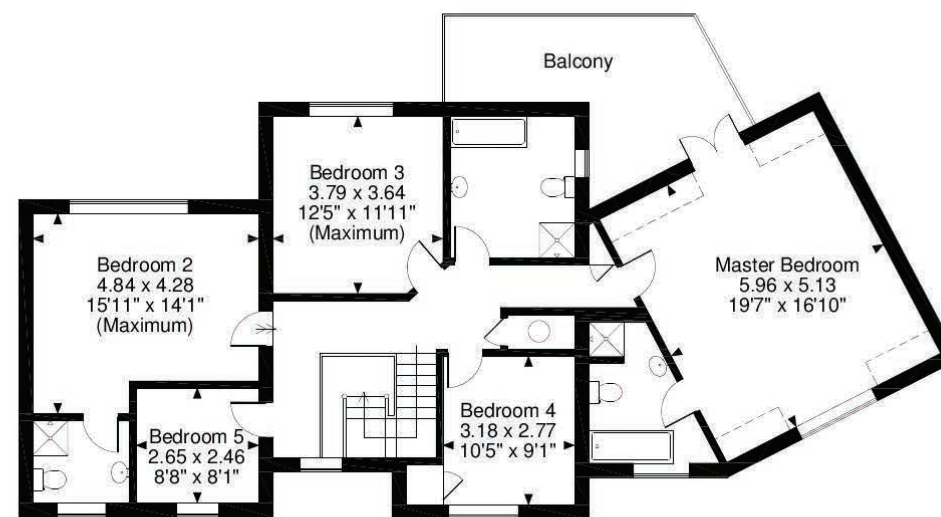
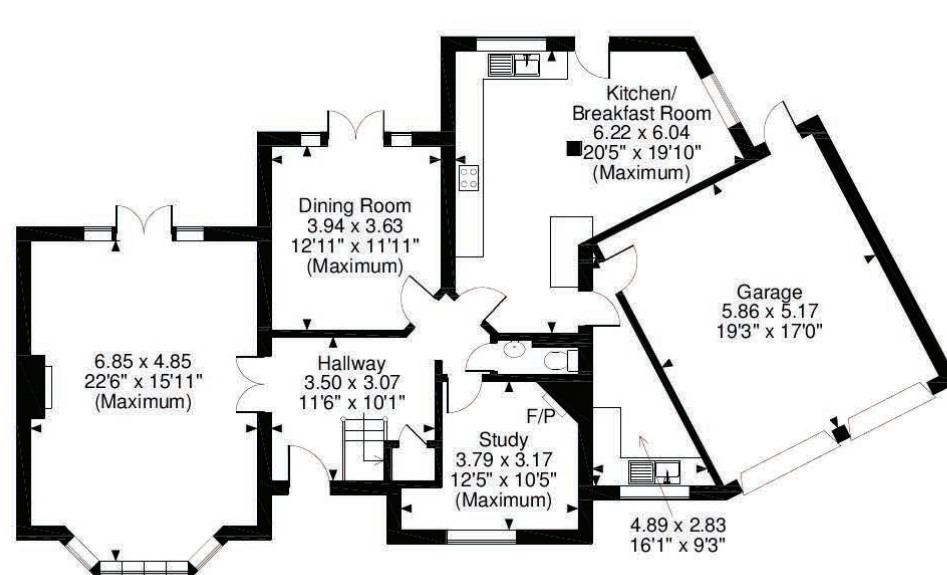
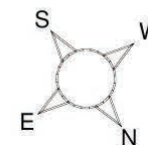
The Old Police House, Clophill Road Maulden, Bedford

Approximate Gross Internal Area

Main House = 2436 Sq Ft/226 Sq M

Garage = 326 Sq Ft/30 Sq M

Total = 2762 Sq Ft/256 Sq M

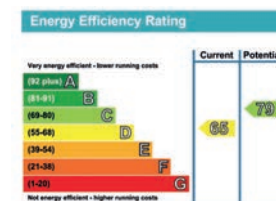


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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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