

GLENSIDE

Great Lane
Clophill




ORCHARDS

Intro

Nestled in the heart of the secluded and pastoral Great Lane in Clophill, this exquisite four-bedroom detached house blends countryside charm with generous accommodation, while also offering exciting potential for further redevelopment.

Set within a sprawling plot of approximately 1.4 acres, with heated covered outdoor pool.

Architect-designed around a century-old stone kiln making it a truly one off home.



Occupying a generous plot of circa 1.4 acres, with the house itself spanning approximately 2,600 sq.ft, including a spacious double garage, offering ample space for a family's needs.

At the heart of this home is the sitting room, a masterpiece of design, featuring a vaulted ceiling that incorporates the property's centrally positioned, 100+ year old stone kiln. This stunning space is further enhanced by the beautiful exposed stonework, creating an atmosphere of warmth and history.

For those who enjoy entertaining, the formal dining room provides the perfect setting for memorable gatherings with panoramic views over the gardens. The kitchen/diner/family room, with its open-plan layout, is a great example of the changes made to accommodate modern living, offering a versatile space for cooking, dining, and relaxation, all while enjoying views of the surrounding countryside.

The residence boasts four well-proportioned double bedrooms, with the master bedroom complete with a dressing area and en-suite.

A centrally positioned family bathroom services the remaining bedrooms.

Other accommodation includes a plant room, utility/boot room and cloakroom/shower room.





The property's exterior is just as impressive, with a heated covered outdoor pool, stunning woodland surroundings and large decking area with pergola, creating an amazing entertaining centrepiece of the private plot.

A summer house offers a versatile space to be used as a relaxing get away, gym, home office or studio.





Area Guide

On the north bank of the river Flit valley is the village of Clophill, which is also situated on the Greensand 40-mile walking and cycle routes. Clophill has its own Heritage trail, where you can discover some of the village's history.

The village centre features two churches, a convenience store with Post Office, The Flying Horse and The 16th Century Stone Jug pub, allotments, and a recreation ground. Just outside the centre is a local fruit, veg and produce seller. Just 5 minutes' drive is the beautiful Wrest Park, a Grade II listed house and formal gardens.

The pre-school and Lower School in Clophill are both rated 'Outstanding' by Ofsted. Middle and Upper schooling can be found closest in Ampthill or Shefford.

Clophill is bound to the south by the A507 and the A6 to the west. Buses regularly run between Clophill and the larger towns and other areas of Bedfordshire. Flitwick offers the nearest rail station at 5 miles away, providing trains to London St Pancras in just 41 minutes.





ORCHARDS

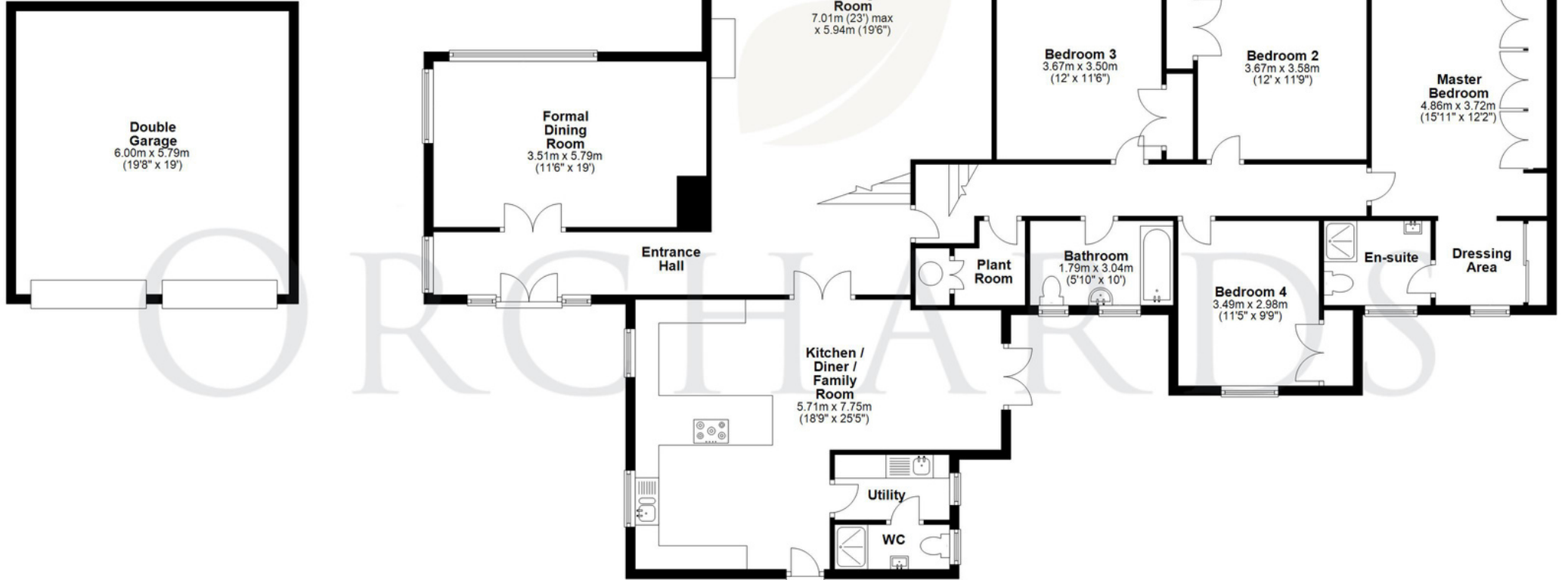
Features Include

-  **FOUR DOUBLE BEDROOMS**
-  **RURAL SETTING**
-  **PLOT CIRCA 1.4 ACRES**
-  **VERSATILE RECEPTION ROOMS**
-  **OUTDOOR HEATED & COVERED POOL**
-  **DOUBLE GARAGE / GYM**
-  **BEAUTIFULLY LANDSCAPED GARDENS**
-  **AIRCONDITIONING AND SOLAR PANELS**



Ground Floor
Approx. 210.4 sq. metres (2265.2 sq. feet)

Lower Ground Floor
Approx. 34.7 sq. metres (373.4 sq. feet)



Total area: approx. 245.1 sq. metres (2638.6 sq. feet)
THESE PARTICULARS ARE NOT ACCURATE AND SHOULD NOT BE SOLELY RELIED UPON.
Plan produced using PlanUp.