



Chaul End Grange, Chaul End Village, Bedfordshire

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# Chaul End Grange

## Chaul End Village

### Caddington, LU1 4AX

A fine period property with more than 4,000 square feet of beautiful accommodation and extensive grounds

M1 (Jct 11) 1.9 miles, Dunstable 2.5 miles, Luton Parkway station 3.1 miles (28 minutes to London St. Pancras International), Harpenden 7.3 miles, St. Albans 13.0 miles.

Sitting room | Living room | Dining room | Study  
Kitchen/breakfast room | Cellar | Principal bedroom with dressing room | 4 Further bedrooms | Family Bathroom | Family shower room | Loft space | Annexe comprising Sitting room, kitchen, bedroom and shower room | Barn  
In all about 5 acres | EPC rating E

#### The property

This handsome Grade II Listed period home has a flexible layout and plenty of original character. The property features charming white rendered elevations outside and a combination of period details and understated, neutral, contemporary décor inside.

The main house has three reception rooms, while a separate ground-floor area provides a further reception room and living accommodation and could be used as a self-contained annexe. Both the sitting room and dining room have timber ceiling beams and original fireplaces. The sitting room is fitted with a woodburning stove while the dining room has exposed brickwork surrounding its impressive inglenook fireplace. There is also a useful study and bathroom on the ground floor and the property also benefits from a cellar. The kitchen has sleek, modern units, a central breakfast bar and a range cooker, all under a grand vaulted ceiling with exposed beams.

There are three well-presented double bedrooms on the first floor, including the principal bedroom with dressing room. There is a family bathroom and a family shower room on the first floor. Additionally, the second floor has another bedroom and extensive loft storage.

The ground floor annexe is accessed via a separate entrance and includes a sitting room, bedroom with en suite shower room and a kitchen with fitted wooden units. It is ideal for use as guest accommodation or a granny annexe.

#### Outside

The property is set within about 5 acres of gardens and grounds, enjoying magnificent views of open countryside. At the front of the property, gates open onto the gravel driveway, which has plenty of parking and turning space. A gate at the side leads round to the rear, where there is further parking and access to the large barn. The garden at the rear includes paved terracing and partially covered timber decking, a level lawn and post and rail fence borders, beyond which there is a large open paddock, which could be used for grazing livestock or horses.

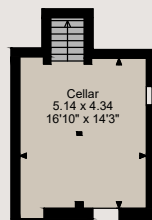
#### Location

The village of Caddington lies in a convenient, accessible position within easy reach of the stunning countryside of the Chiltern Hills Area of Outstanding Natural Beauty. The village has a variety of everyday amenities, including a village store and post office, a pharmacy, a local pub and a primary school. The area is well connected, with the M1 less than four miles away, while Luton's mainline station provides regular and fast services to London St. Pancras International (28 minutes).

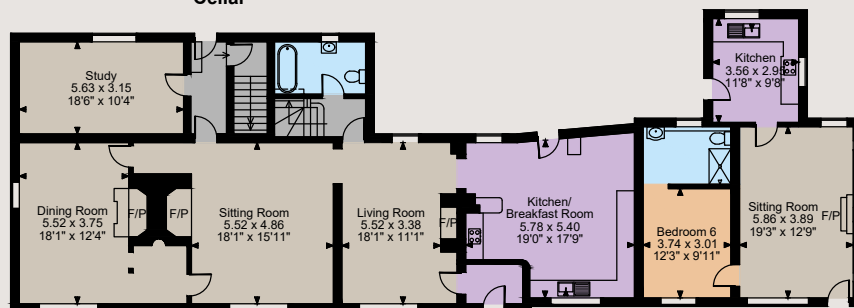
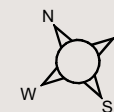




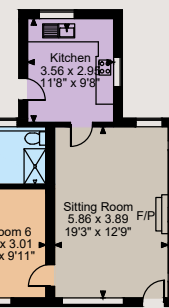
House internal area 4,246 sq ft (394 sq m)  
Barn internal area 620 sq ft (58 sq m)  
Total internal area 4,866 sq ft (452 sq m)  
For identification purposes only.



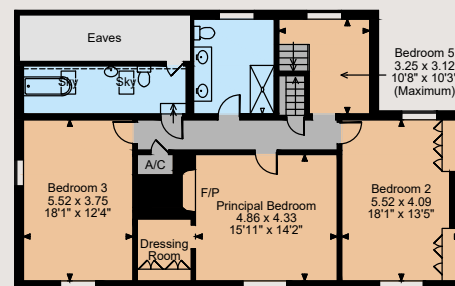
Cellar



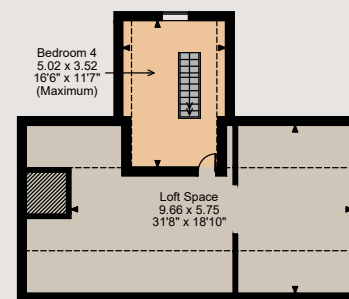
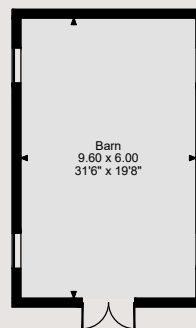
Ground Floor



Annexe



First Floor



Second Floor

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

□ □ □ □ Denotes restricted head height

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## Directions

From the M1 junction 11, exit the roundabout onto the A505 west, heading towards Dunstable. At the next roundabout, take the first exit onto Skimpot Road and at the following roundabout, take the second exit onto Hatters Way. Turn right onto Chaul End Road and after 0.3 miles, turn left onto Chaul End Village. You will find the property on the left after approximately 200 yards.

## General

**Local Authority:** Central Bedfordshire.

**Services:** Mains electricity and water. Private drainage, may not comply with the relevant regulations. Further information is being sought. Oil-fired central heating.

**Council Tax:** Band H. **Tenure:** Freehold.

**Guide Price:** £1,475,000

## Harpenden

49 High Street, Harpenden, Hertfordshire AL5 2SJ

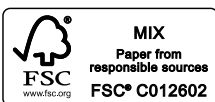
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