CHARLES ORLEBAR

Estate Agents & Auctioneers

Ash House Grange Farm Close, Upper Dean, PE28 0ND

Offers In Excess Of £795,000

4 3 3 B

Ash House Grange Farm Close

Upper Dean, PE28 0ND

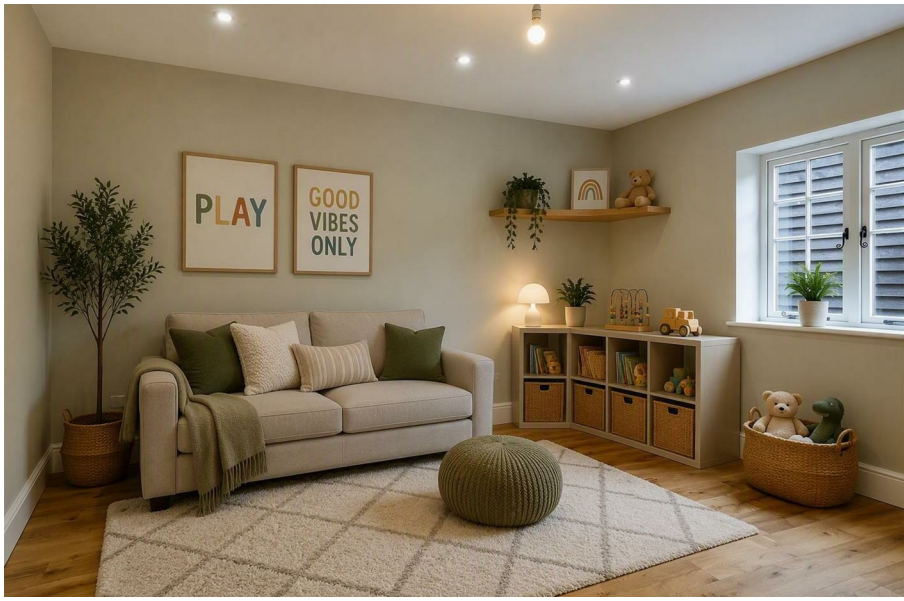
Offers In Excess Of £795,000

- Sought after location
- 3 bathrooms
- Kitchen/family room
- Air source heat pump, Mains drainage, underfloor heating and radiators
- 4 bedrooms
- 3 reception rooms
- Walled garden overlooking countryside
- Some photos are AI enhanced with virtual staging

Nestled in the picturesque village of Upper Dean, this exclusive new build home on Grange Farm Close is a true gem waiting to be discovered. This detached family property offers the epitome of luxury living in this sought-after North Bedfordshire village.
Crafted to perfection this stunning home built from reclaimed bricks boasts a high specification that is sure to impress even the most discerning buyer. From the air source heat pump with underfloor heating to the top-of-the-line Bosch appliances and Quooker tap in the kitchen, to Villeroy and Boch sanitary ware, every detail has been carefully considered to provide the utmost comfort and convenience.
Step inside to be greeted by the warm embrace of UV treated engineered oak flooring, oak internal doors and an impressive oak and glass staircase. The spacious open-plan layout is perfect for family living, with additional separate reception rooms offering versatility and space for all your needs.
Beyond the walls of this exquisite home lies the charming village of Upper Dean, where beautiful country walks beckon right at your doorstep. Upper Dean benefits from a local pub, a primary school, a cricket club and a strong sense of community too. Enjoy the tranquillity of rural life while still being within easy reach of shops at Kimbolton, Rushden Lakes and Bedford ;and the train station in nearby at Bedford, making it an ideal location for commuters. Road links are also excellent with the A14 and A1 within easy reach.
Don't miss this opportunity to own a piece of luxury in an utterly perfect village setting - book your viewing today and make this dream home a reality!

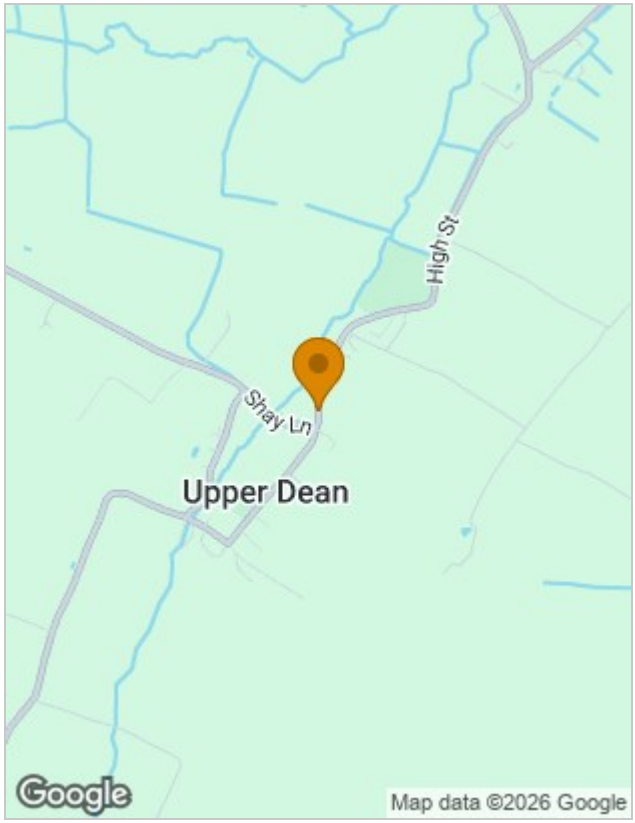
Hall	
Play Room	14'4" x 10'8" (4.36m x 3.24m)
Living Room	21'4" x 15'5" (6.50m x 4.70m)
Dining Room	11'1" x 14'4" (3.39m x 4.38m)
Porch	
WC	
Kitchen	20'5" x 16'10" (6.23m x 5.13m)
Plant Room	6'3" x 3'8" (1.90m x 1.13m)
Utility	6'6" x 10'11" (1.97m x 3.34m)
Bedroom 4	11'0" x 10'10" (3.36m x 3.31m)
Bedroom 3	10'0" x 11'11" (3.04m x 3.62m)
Family Bathroom	
Bedroom 1	11'11" x 15'6" (3.63m x 4.73m)

En-suite	
Dressing Area	9'1" x 4'7" (2.77m x 1.40m)
En-suite	
Bedroom 2	11'2" x 8'2" (3.40m x 2.49m)
Inner Hallway	
Landing	

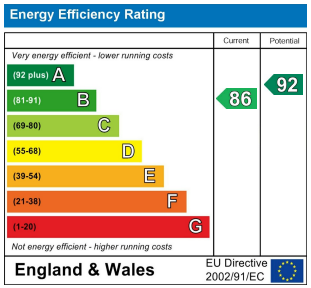


Floor Plans

Location Map



Energy Performance Graph



Council Tax Band: Bedford Borough

Tenure: Freehold

Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

CHARLES ORLEBAR ESTATE AGENTS 9-11 High Street, Rushden, Northamptonshire, NN10 9JR
Tel: 01933313600 Email: sales@charlesorlebar.co.uk https://charlesorlebar.co.uk/