



Old Mill Lodge, Old Mill Lane,
Shillington Road, Gravenhurst, MK45 4JE
Price £875,000 Freehold



An exquisite detached three-bedroom bungalow set in the quaint village of Gravenhurst with its serene atmosphere and community feel. This home offers beautifully designed interiors and breathtaking views of the surrounding countryside. Situated on a generous plot, located in a peaceful private lane serving four other properties. the property boasts gardens that are both tranquil and scenic, with a charming stream flowing through and the River Hit forming the rear.



Shillington Road

Gravenhurst, MK45 4JE



Gravenhurst is a quaint Bedfordshire village with a community feel. The village boasts several parks and green spaces on top of beautiful countryside. For schooling is Gravenhurst Academy and pre-school, while secondary schooling is in nearby towns. The village has a local shop and charming pub with healthcare facilities in the nearby Shillington. Bedford or Hitchin offer more extensive shopping and leisure facilities. The A507 provides easy access to nearby towns and the M1. For commuters the nearest train stations are Arlesey and Flitwick.

Agents Note:
Right of Way - Down the private lane. Use of the lane for access.



Internally, the property is simply stunning. Under floor heating provides comfort throughout the ground floor, high spec fittings, and the living room features a striking triangular window that perfectly frames the idyllic outlook.

The property is settled within Old Mill Lane and is approached by a block paved frontage providing parking for several vehicles and giving access to the double length garage (with power light and water connected) and paving leading to the front door and side access.

Entering into the hallway a door leads to one of the bedrooms, while the inner lobby provides access to a shower room with shower, wash basin and wc, and stairs rising to the primary or guest bedroom. The hallway continues, offering access to a further bedroom and utility room with door the rear and fitted with a range of units, work surface with sink inset, spaces for a washing machine and tumble dryer, before opening out into the spacious open-plan kitchen and dining area.

The kitchen is a statement feature, with sleek modern units and drawers elegantly curved the corners. Ornate marble work surfaces complement with an inset sink with waste disposal and an induction hob with a glass canopy extractor. A built-in double oven and dedicated spaces for a dishwasher and American-style fridge freezer enhance its functionality. This bright space benefits from windows to the side, a glazed door to the rear, and a large glazed panel with double doors, ensuring plenty of natural light while seamlessly connecting to the living room.

The living room with its large triangular window also has a statement bespoke fan assisted. fireplace to the corner with a glass breast and marble surround.

Both ground floor bedrooms feature built-in wardrobes, with one benefiting from a drop-down TV from the ceiling and a luxurious en-suite that includes a bath, a walk-in shower, and even an inset TV for that added touch of indulgence. Upstairs, the primary or guest bedroom is a truly special retreat, boasting a vaulted ceiling, Velux-style windows, and a stunning roof lantern perfect for star gazing. An obscure glazed door opens to a glass Juliet balcony. A door leads through to the dressing area with built-in wardrobes, which in turn gives access to a stylish en-suite.

Externally, the rear garden is truly something special, a tranquil haven designed to fully embrace the idyllic surroundings. A generous patio area provides the perfect space for outdoor dining or lounging, complete with an octagonal summer house. A pathway, flanked by lawns on either side, leads to a charming bridge that crosses a gentle stream and opens out to an expansive lawn. This enchanting space ends at the embankment of the River Hit, framed beautifully by a majestic old willow tree, creating a serene setting. Also within the grounds is a workshop with power and light connected, perfect for hobbies or additional storage.

		<div></div> <div><div>Approximate total area[®]</div><div>1702.72 ft²</div><div>158.19 m²</div><div>Reduced headroom</div><div>23.27 ft²</div><div>2.16 m²</div></div>	
Ground Floor Building 1	Floor 1 Building 1		
			<div>(1) Excluding balconies and terraces</div> <div>Reduced headroom</div> <div>Below 5 ft/1.5 m</div> <div>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</div> <div>Calculations are based on RICS IPMS 3C standard.</div> <div>GIRAFFE360</div>
Ground Floor Building 2			





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A++ (95-100)		
A+ (85-94)		
A (75-84)		
B (65-74)		
C (55-64)		
D (45-54)		
E (35-44)		
F (25-34)		
G (1-24)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



6 High Street
Woburn Sands
Buckinghamshire
MK17 8RL

