



**12A Back Street, Clophill
Bedfordshire MK45 4BY**

**Taylor
Brightwell**



A superbly presented, contemporary style split level detached home with 3453 sq ft of accommodation sitting on an elevated plot of 0.35 of an acre enjoying commanding views across the surrounding countryside and ideally situated within easy reach of major road and rail links.

The impressive accommodation includes a spacious and welcoming reception hall with very useful built in storage and large cloakroom with further convenient storage cupboards. Double doors lead into the very light and airy, open plan living space which features the excellent kitchen/dining/family area with a large central island and a vast array of high gloss fronted units and contrasting glass worktops plus integrated appliances including two dishwashers, two ovens and three fridges. There is a separate television room/snug/office providing privacy and steps leading down to the sitting room which has double doors out to the large raised front terrace and connecting doors to the triple aspect sun room which has maximum benefit of the panoramic views. An inner hallway provides access to the good sized main bedroom with a large four piece ensuite bath/shower room, the guest bedroom with an ensuite, two further bedrooms and the family bathroom. Last but not least a stairway leads down to the hugely impressive and versatile entertainment lounge, perfect as a games room, a home cinema or even potential as a self-contained living space with bi-fold doors to the front gardens.

Externally, the property is approached via double gates and a long driveway leading to a large, gravelled parking area and space with planning to build a double garage if required. Steps lead up to the front door and the large raised, part paved, part decked terrace area with a sunken hot tub providing the ideal space for barbecues, sunbathing and to enjoy the wonderful outlooks. The private rear garden is 105 ft wide x 39 ft and landscaped with the heated swimming pool providing the focal point, an extensive decked terrace, a paved patio and a large open fronted covered seating area.

The village of Clophill is within easy reach of the M1, the market town of Ampthill and Milton Keynes and has a variety of local amenities including a village shop/post office, a local church, a choice of pubs and an outstanding rated lower school.

Viewing of this very individual and stylish home is highly recommended.

- * **Stylish, Individual Family Home**
- * **4 Bedrooms**
- * **2 Ensuites**
- * **Open Plan Kitchen/Dining/Family Room**
- * **Large Entertainment/Games Room**
- * **Sitting Room & Sun Room**
- * **0.35 Acre With Stunning Views**
- * **Heated Swimming Pool & Hot Tub**

FREEHOLD

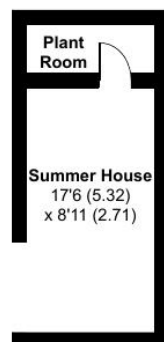


“Hassett House”, Hassett Street, Bedford MK40 1HA

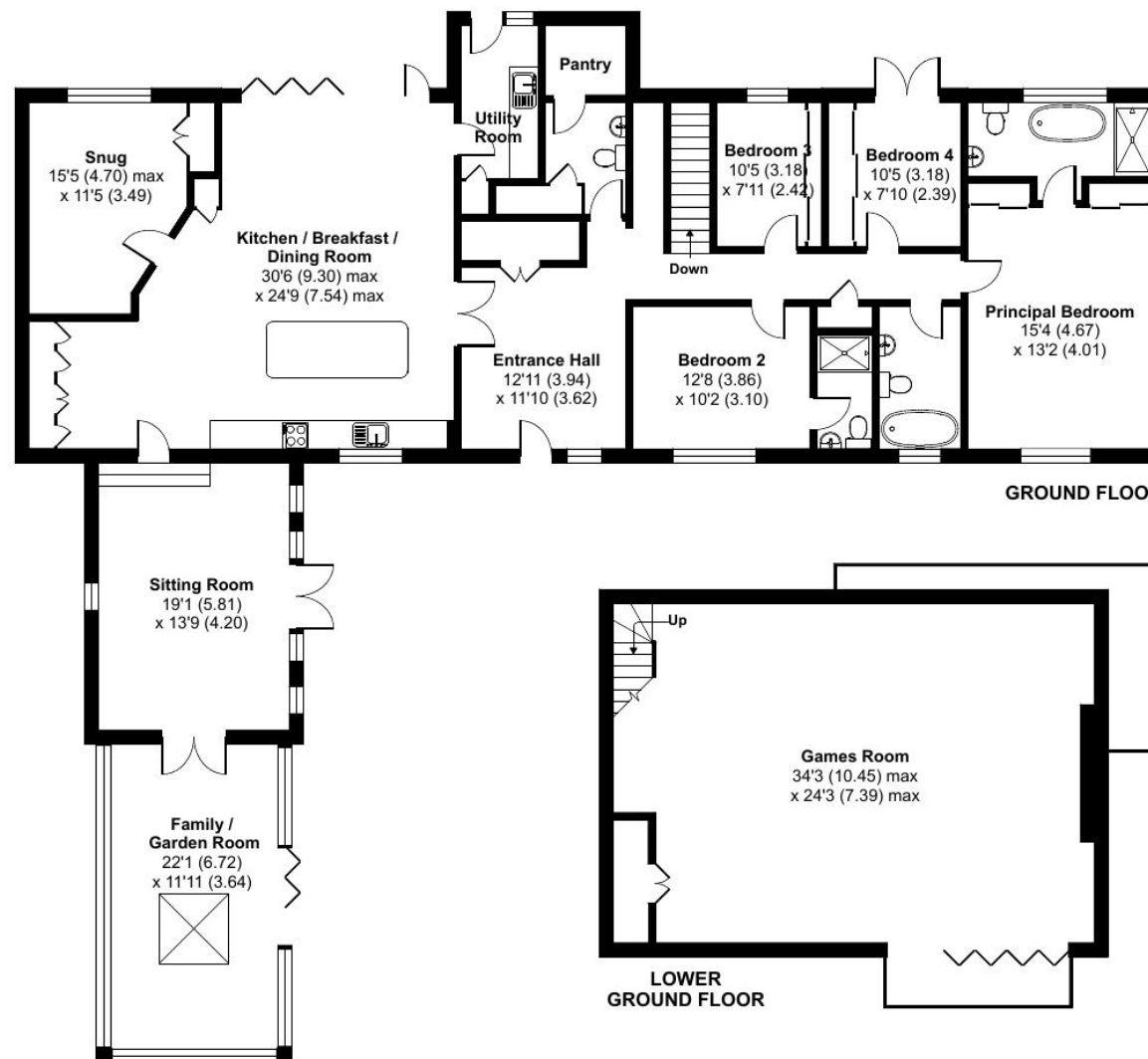
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OUTBUILDING



GROUND FLOOR

LOWER
GROUND FLOOR

Approximate Area = 3453 sq ft / 320.8 sq m

Outbuilding = 201 sq ft / 18.7 sq m

Total = 3654 sq ft / 339.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Taylor Brightwell. REF: 1348703