



 5 Bedrooms

 3 Bath/Shower Rooms

 3 Reception Rooms

 Double Garage

 1 Acre

 EPC Band E

Council Tax
Band H - £4,287.36 (2023/24)

Local Authority
Central Bedfordshire Council

The 
Collection
TOWN | COUNTRY | EQUESTRIAN

The Grange, Zouches Farm, Dunstable Road, Caddington, LU1 4AP
Guide Price £1,500,000 Freehold



The Grange, Dunstable Road, Caddington

A charming detached family farm house set in approximately 1 acre of gardens and paddock in an idyllic location surrounded by rolling fields and countryside.

Description

The Grange is an impressive detached family home with generous living accommodation over two floors, ideal for a family looking for space and seclusion but within easy reach of major transport retail and leisure facilities.

The house is approached by a private road which winds across open fields and woodland before reaching the entrance gate which opens onto a paved driveway. The front of the house is imposing and the front door leads to a sizeable reception hallway with turning staircase. Doors lead into the main living spaces such as the delightful double aspect living/dining room which overlooks the stunning gardens and has a working open fire. A study leads off the main reception. The heart of the home lies in the farmhouse kitchen with another lovely outlook over the gardens and views beyond via the conservatory/sun room. The Shaker style kitchen includes an integrated Aga, central island with breakfast bar as well as a generous family seating area, all in a country house style. Completing the ground floor accommodation there is a further reception or ground floor bedroom, utility and cloakroom.

Upstairs from the impressive return staircase and large landing there are five good size bedrooms including a large master suite with ensuite bathroom and guest suite with ensuite shower room, three further bedrooms and a family bathroom.

Outside the gardens surround the house and have impressive outlooks over farmland and woods, mainly laid to lawn with a large terrace at the rear of the house, mature trees, shrubs and sunlight create a marvellous surrounding for this superb family home. Double garage and large garden store.

Location

The Grange is located in a secluded and elevated position with lovely views over open countryside. Approached via a private road, it is located close to Caddington village, which offers good amenities. Conveniently located for the M1 and M25 motorways, Luton Airport and fast rail Links at Luton Parkway and Harpenden into London St Pancras and The City.

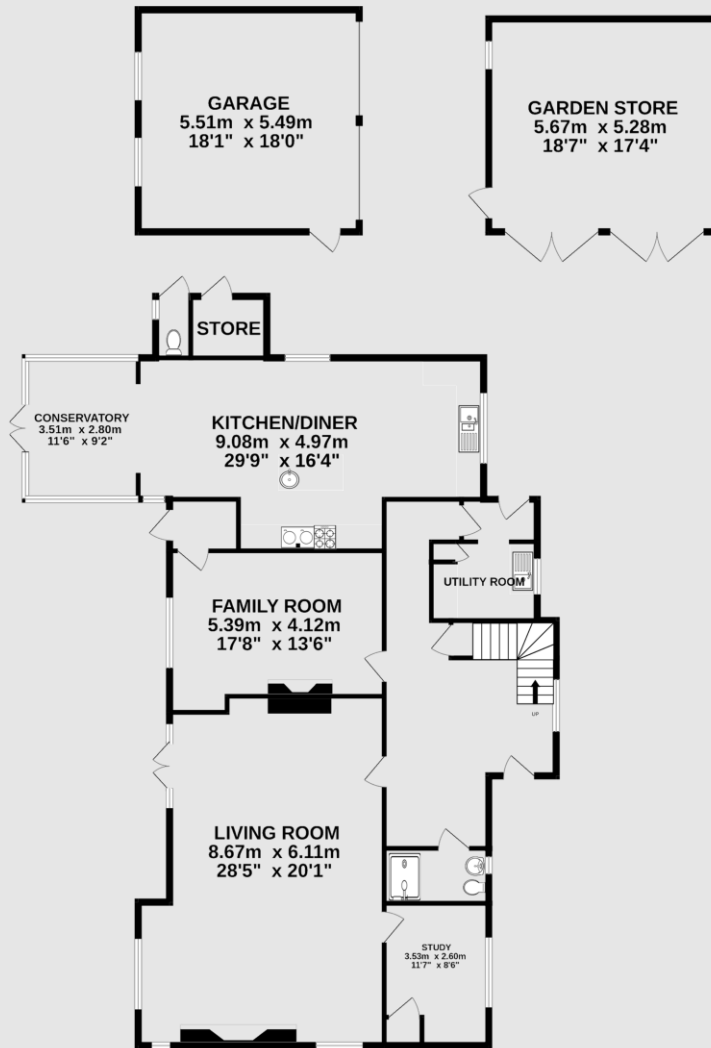




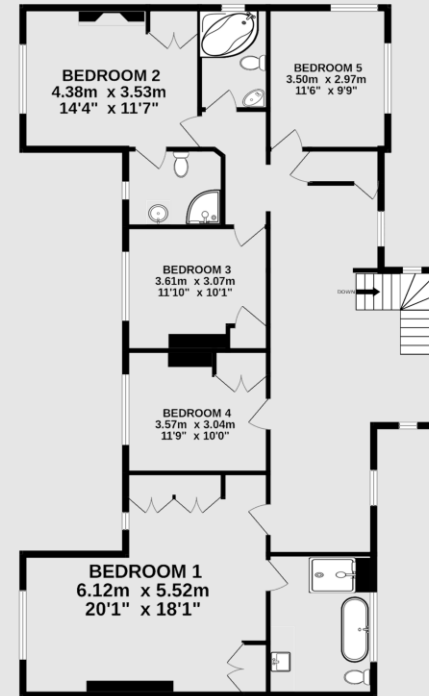
Important Information

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GROUND FLOOR
222.2 sq.m. (2392 sq.ft.) approx.



1ST FLOOR
128.8 sq.m. (1386 sq.ft.) approx.



TOTAL FLOOR AREA: 351.0 sq.m. (3778 sq.ft.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.