

S O U T H D O W N

**22 M O L I V E R S L A N E
B R O M H A M**





SOUTHDOWN

22 MOLIVERS LANE | BROMHAM | BEDFORDSHIRE |
MK43 8JT

- Prestigious location
- 5 Bedroom Luxury home
- Versatile accommodation
- 5 reception rooms
- 5 bathrooms
- Cinema room
- Landscaped gardens
- Garaging and driveway.

MAIN HOUSE

Ground Floor:

- Entrance Hall • Family Room • Dining Room
- Study • Kitchen/Breakfast Room • Cinema Room •
- Family Room • Utility Room • Cloakroom •
- Double Garage •

First Floor:

- Master Suite, including dressing room and ensuite •
- Bedroom 2 and ensuite • Bedroom Three and ensuite
- Family bathroom • Laundry Room • Landing •

Second Floor:

- Bedroom 4 • Bedroom 5 •
- Shower Room • Landing • Boiler Room •

OUTBUILDINGS, GARDENS AND GROUNDS

Landscaped gardens to front and rear • Brick built garden kitchen with Pagoda roof and bar seating • designed to accommodate hot tub • Detached timber outbuildings

Clear span double garaging space to fit SUV and sports vehicles • Driveway for 5 cars •

TOTAL GROSS INTERNAL FLOOR AREA:

- Main House excluding garage: 5,282 sq. ft.

**STYLISH AND LUXURIOUS WITH
BEAUTIFULLY LANDSCAPED GARDENS
AND STUNNING INTERIOR DESIGN
FEATURES.**

**MOLIVERS LANE IN BROMHAM IS A VERY
PRESTIGIOUS LOCATION AND THIS VERY
ATTRACTIVE FIVE BEDROOM DETACHED
PROPERTY IS A FINE EXAMPLE OF WHY.**

At the centre of the house is the spacious entrance hall with oak and glass doors to all the main rooms and a feature oak staircase with glass panels leading to the equally spacious landing on the first floor.

High gloss porcelain floor tiles and inset LED ceiling lights make this area modern and light whilst immediately showing the quality and finish to expect in the rest of the house.





THE KITCHEN / BREAKFAST ROOM

The kitchen/breakfast room, which is open plan to the family room, has a huge range of high gloss units, all the integrated appliances you could possibly want, including two drinks fridges, a beautiful feature brick wall and a large stylish island housing the hob and a sink and with space for five bar stools.

Both rooms have bifolding doors to the garden and the breakfast area also has a large lantern skylight flooding the room with natural light.





“SOUTHDOWN HAS EVERYTHING A MODERN FAMILY WANTS, AND NEEDS.”

The family room leads off the breakfast room and has a vaulted ceiling, colour adjustable LED lighting and a central fireplace that extends from the ground up the the apex.

The boot room, cloakroom and utility room, which are neatly tucked away and accessed from the kitchen/breakfast room, are all fitted with matching high gloss units and granite work surfaces.

The third with bifolding doors to the garden is the sitting room, meaning the whole rear of the house can blend with the garden on those lovely summer days. Again, a feature fireplace sets off the room to its best advantage showing how simplicity works perfectly here.

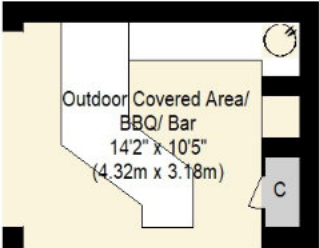
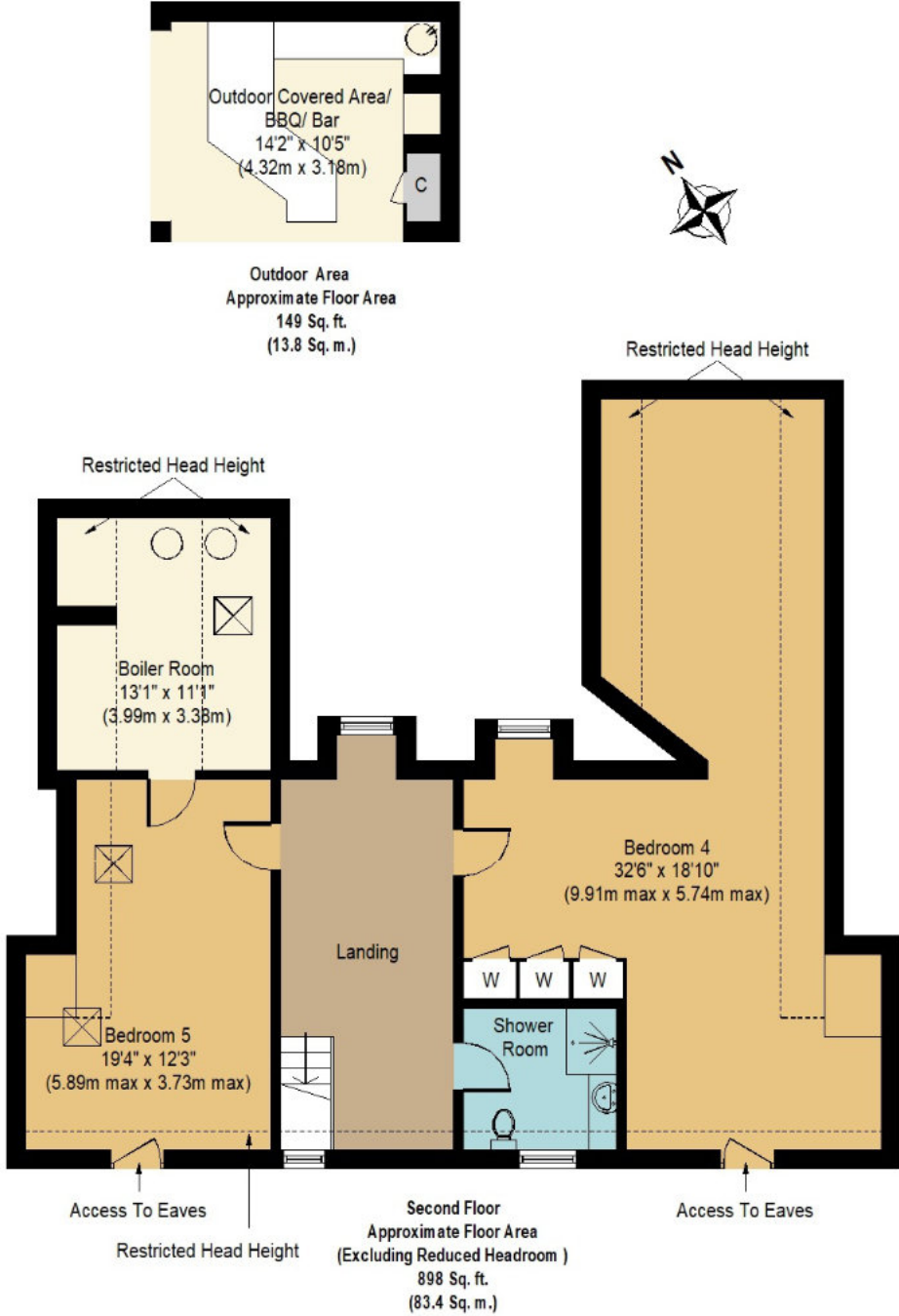
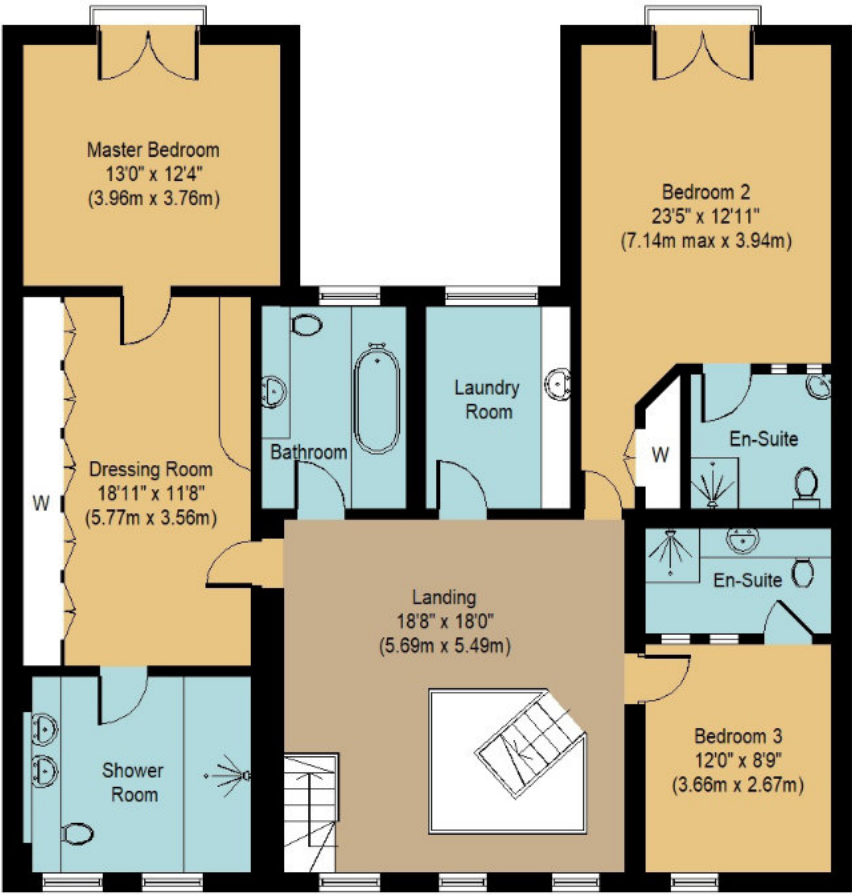
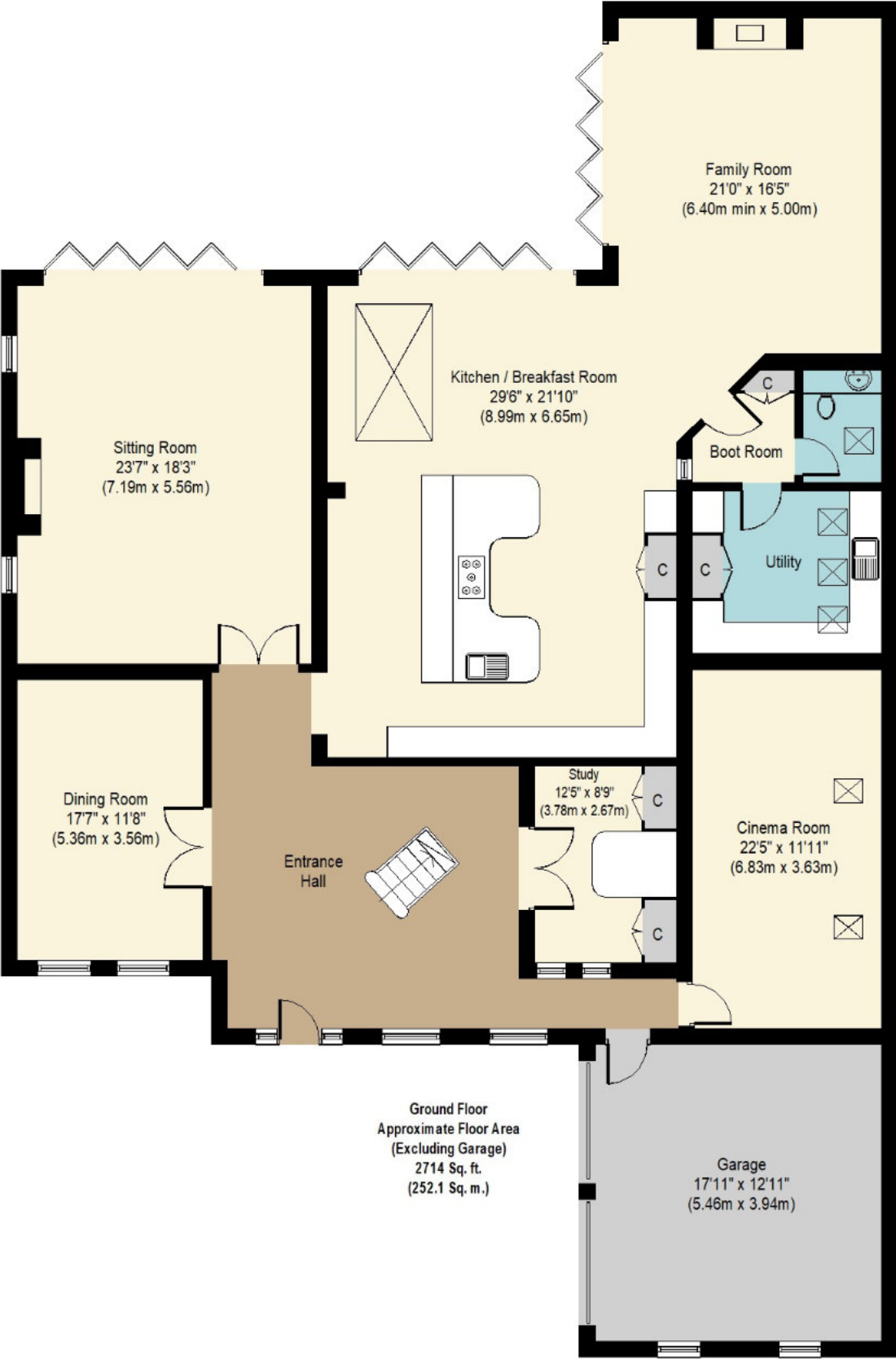
The dining room overlooks the front of the house and the final reception room is the spectacular cinema room, fully wired for sound and with a full size screen.



ENTERTAINING



FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



THE MASTER BEDROOM SUITE PROVIDES A TRANQUIL RETREAT FROM THE REST OF THE HOUSE, WITH OVER 500 SQ FT OF BEDROOM, FULLY FITTED DRESSING ROOM AND LUXURIOUS SHOWER ROOM.



FIRST FLOOR

Like the entrance hall the first floor landing has plenty of space and a second oak and glass panelled staircase to the second floor.

There are three bedrooms on this floor including the master bedroom suite which includes a large dressing room fully fitted with high gloss wardrobes and central island unit, the luxurious en suite shower room with double sinks and walk through shower, and the bedroom which has a juliet balcony overlooking the rear garden. This suite has been beautifully designed to create a space with everything you need for the day ahead before even stepping out of the door.

The family bathroom continues with the theme of clean lines and simplicity and has a stunning freestanding slipper bath. Adjacent to the bathroom is the fully fitted laundry room complete with hairdresser 's sink unit.

The other two bedrooms are both double rooms and both have beautifully appointed en suite shower rooms, confirming the standard to which this house has been finished.



SECOND FLOOR

There are two further spacious bedrooms on this floor as well as a shower room. One of these bedrooms has a lovely sitting area, perfect for teenage sleepovers.





OUTSIDE

Southdown is approached via a large block paved drive with plenty of room for parking and access to the double garage which also has a convenient door to the entrance hall of the house.

The rear gardens have been landscaped to look smart and inviting at the same time. For those lazy summer days there is a superb outdoor kitchen with Barbecue, Brick-built pizza oven, wine fridge, seating areas both at the bar and dining area and a space reserved for the hot tub; all covered with a pagoda style roof

There timber buildings that provide the vital family paraphernalia are screened from the garden with topiary and fencing.

The raised beds are accented in the evening with lighting designed to extend the hours of enjoyment in these outside spaces

LOCATION

The Village

Bromham has always been a popular choice. Being just three miles from Bedford yet being surrounded by countryside it enjoys the best of both worlds; the facilities of a town close by but with the advantages of a thriving village community. The village has a lot to offer to those interested in history as there is an 11th century church and plenty of ancient woodland to wander through. The river Great Ouse runs through Bromham for those who enjoy riverside walks although with so much surrounding countryside you really are spoilt for choice. There is a Budgens supermarket in the village and several welcoming pubs, although a more comprehensive range of facilities can be found in Bedford.

Directions

From the M1, exit at Junction 13 and proceed east to Bedford. After having travelled 7 miles exit at the A428 for Bromham. In 3 miles, and at the third roundabout, take the first exit to Bromham. In 400 yards take the first right hand turn to Bromham. At the next t-junction turn left onto the Box End Road. Once you pass the Swan public house turn left, the then immediate right into Village Road. After 750 yards and on the left is Molivers lane. Southdown, 22 Moliver lane is 325 yards along Molivers Lane in the right.



Bedford: 4 miles

Northampton: 18 miles

Cambridge: 37 miles

London: 57 miles

Luton Airport: 24 miles

Birmingham Airport: 71 miles

Heathrow Airport: 57 miles

Bedford station: 3 miles

Bedford: London St. Pancras

International: (47 mins)

A6 (Clapham): 3 miles

A1 (Black Cat): 12 miles

M1 South (J13): 11 miles

Wellingborough station:
16 miles

Wellingborough: London St.

Pancras International: (50 mins)

EDUCATION

Sharnbrook Academy: 7 miles
Bedford Harpur Trust Schools: 4-5 miles
Kimbolton School: 15 miles
Wellingborough School: 16 miles
Oundle School: 28 miles
Spratton Hall School: 25 miles
Uppingham School: 34 miles
The Perse, Cambridge: 40 miles
Oakham Independent School: 45 miles

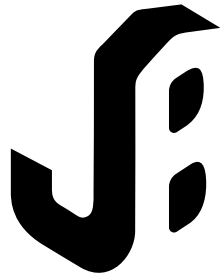
ENRICHMENT

Bedford Park: 4 miles
Grafham Water: 23 Miles
Wrest Park: 13 Miles
Woburn Abbey Safari Park: 13 miles
Woburn Golf Course: 16 miles
Newmarket Race course: 48 miles

SHOPPING

Bedford Town Centre 4 miles
Rushden Lakes 15 miles both with Waitrose,
M&S Food Hall and a full range of clothing
shops and leisure facilities

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