

CHARLES ORLEBAR

Estate Agents & Auctioneers



Birch House Grange Farm Close, Upper Dean, Cambridgeshire,
PE28 0ND
£2,500 Per Calendar Month





Birch House Grange Farm Close

Upper Dean, PE28 0ND

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

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 live in a piece of luxury in an utterly perfect village setting - book your viewing today and make this dream home a reality! Available now, unfurnished.



Porch	
Hall	
Living Room	21'6" x 15'4" (6.56m x 4.68m)
Dining Room	11'9" x 14'4" (3.57m x 4.36m)
Kitchen	17'4" x 20'5" (5.28m x 6.22m)
Utility	13'6" x 6'11" (4.12m x 2.12m)
Plant Room	3'5" x 6'11" (1.05m x 2.12m)
WC	
Play Room	9'10" x 13'0" (3.00m x 3.95m)
Office	11'1" x 7'3" (3.37m x 2.21m)
Landing	
Dressing Area	9'6" x 8'5" (2.90m x 2.56m)
En-suite	

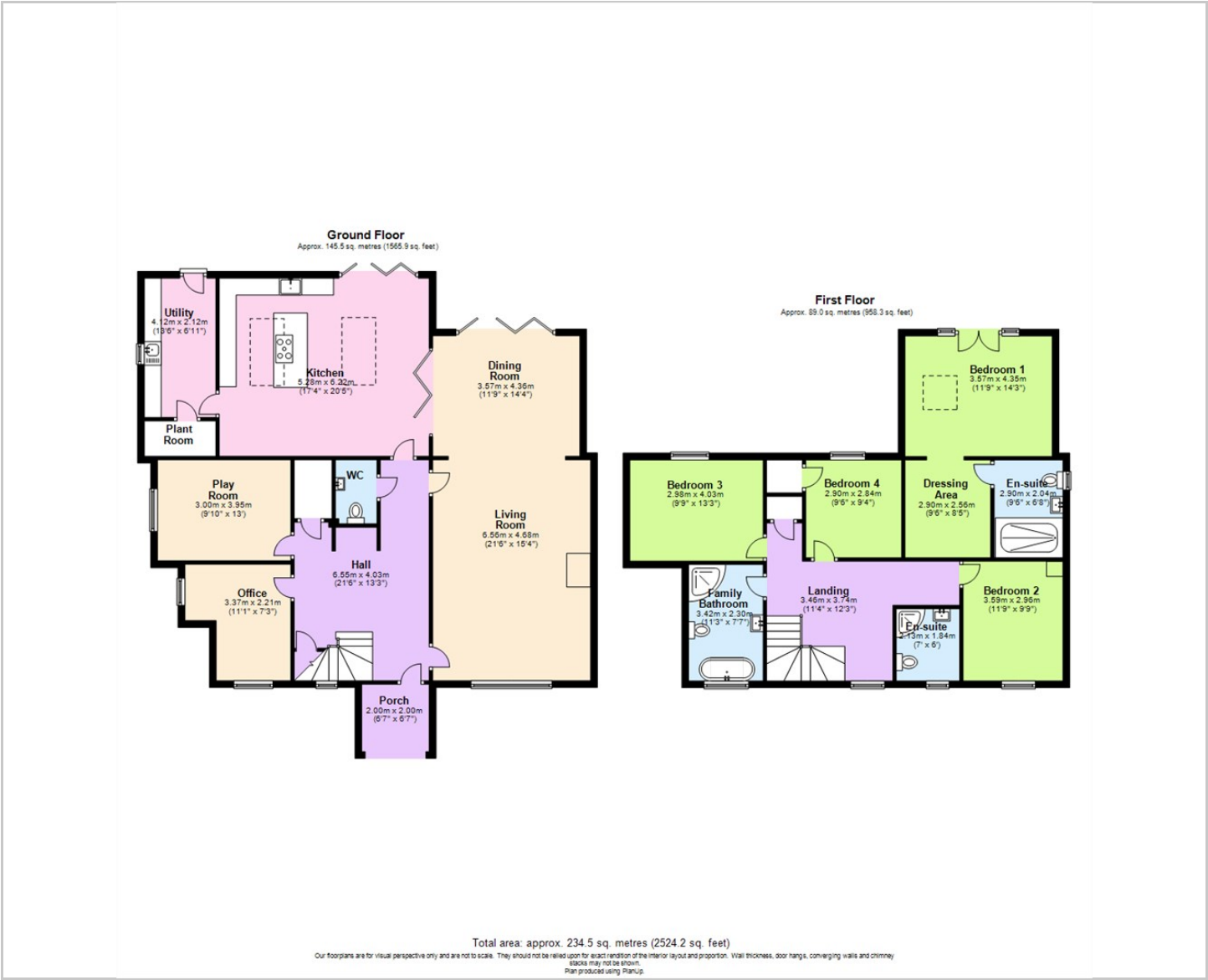


Bedroom 1	11'9" x 14'3" (3.57m x 4.35m)
Bedroom 2	11'9" x 9'9" (3.59m x 2.96m)
En-suite	
Bedroom 3	9'9" x 13'3" (2.98m x 4.03m)
Bedroom 4	9'6" x 9'4" (2.90m x 2.84m)
Family Bathroom	





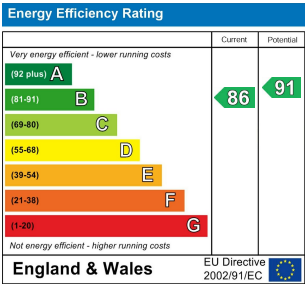
Floor Plans



Location Map



Energy Performance Graph



Council Tax Band: G
Bedford Borough