

MICHAEL GRAHAM



St Margaret's

Lidlington | Bedfordshire





St Margaret's

Church Street | Lidlington | Bedfordshire | MK43 0RJ

*A 19th century church converted into a four bedroom
and two three bedroom contemporary homes
with high tech fixtures and original church features, with gardens and parking*

Amphill approx. 4 miles • Flitwick approx. 5 miles • M1 (junction 13) approx. 3 miles
• Flitwick Rail Station to London St Pancras International approx. 40 minutes

Number One St Margaret's

Ground Floor: Entrance Atrium • Open Plan Living Area Cloakroom **First Floor:** Galleried Landing • Master Bedroom with En Suite Bathroom • Bedroom Two • Bedroom Three • Family Bathroom **Second Floor:** Galleried Open Plan Bedroom/Living Room/Studio • En Suite Shower Room **Approximate Gross Internal Area:** 227.9 sq. m. / 2453 sq. ft.

Number Two St Margaret's

Ground Floor: Entrance Atrium • Open Plan Living Area • Cloakroom **First Floor:** Landing with Vaulted Ceiling • Galleried Master Bedroom Suite • Bedroom Two with En Suite • Bedroom Three with En Suite
Approximate Gross Internal Area: 222.8 sq. m. / 2398 sq. ft.

Number Three St Margaret's

Lower Ground Floor: Cellar **Ground Floor:** Entrance Atrium/Snug • Cloakroom • Open Plan Living Area **First Floor:** Bedroom Two • Bedroom Three • Family Bathroom **Second Floor:** Galleried Master Bedroom Suite with vaulted ceiling
Approximate Gross Internal Area: 204.3 sq. m. / 2199 sq. ft.

Private Enclosed Garden to each Property • Private Off Street Parking

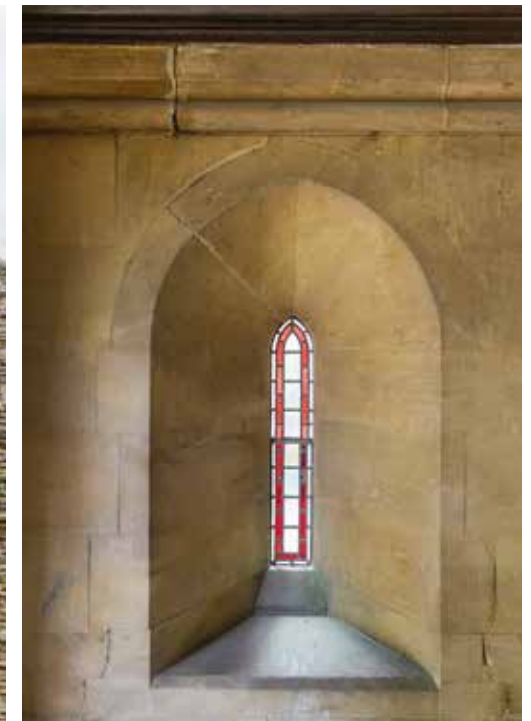
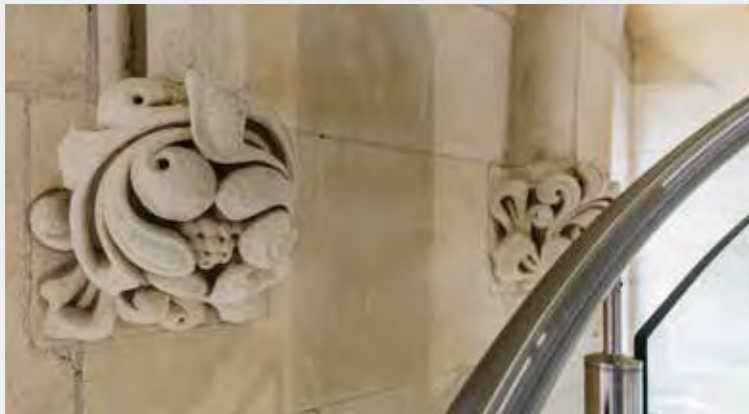


History & heritage

Lidlington Church was originally built on Church Lane in the 16th century but, as A. J. Foster says in his "Tourists Guide to Bedfordshire" it was soon in so dilapidated a condition, on account of its insecure position on sliding sand, that it was abandoned.

The 9th Duke of Bedford funded the construction of a new church built across the road. It was built of sandstone in the Early Decorated style by Messrs Edmund Roberts & Son of Weedon, Northamptonshire at an estimated cost of £3,500 and St Margaret's Church was completed and opened in November 1886.

The church closed on 31 January 2009 after the PCC could no longer fund its upkeep and the site was made available for development by the Diocese.





The Properties

The conversion of this former church has been imaginatively undertaken to create three unique contemporary homes each incorporating a principal feature that encompasses the character of the original building.

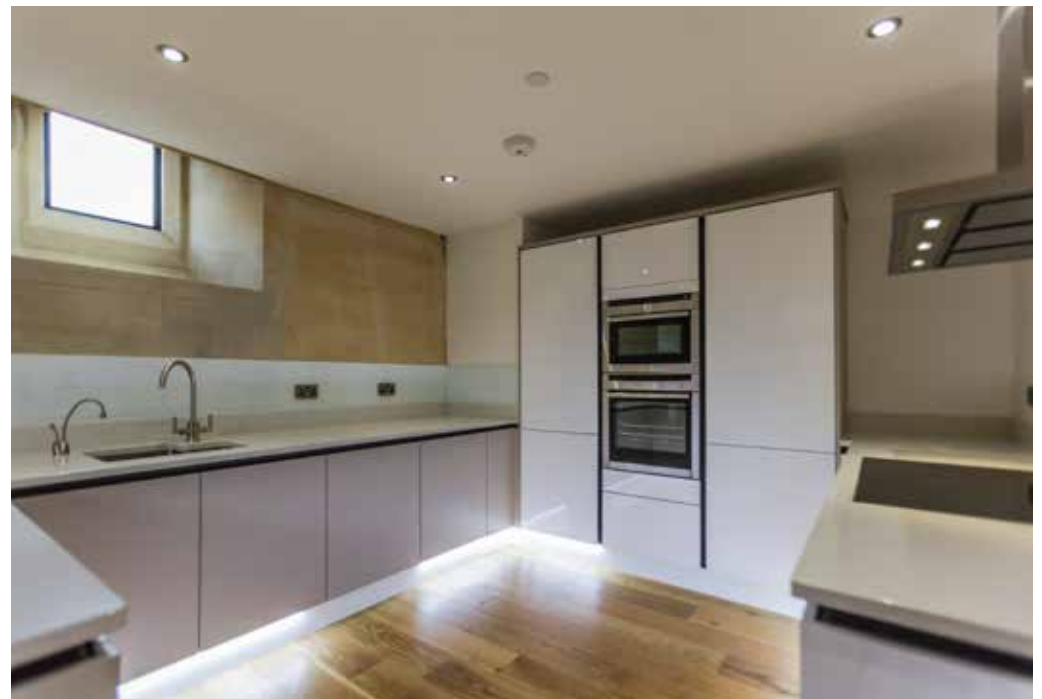
The properties have been finished to a high standard whilst retaining many of the original features which have been restored to complement the modern open plan designs.

Original features, such as exposed sandstone wall features, inset arched windows, wood panelling, vaulted ceilings and original beams, have been preserved to blend with the engineered oak flooring, and a bespoke staircase rising to the upper levels creating unique contemporary interiors.

The bespoke “Masterclass” kitchens offer feature quartz worktops and a complete range of integrated NEFF appliances, as follows:

- Combination oven
- Induction hob
- Integrated fridge/freezer
- Dishwasher
- Washing machine
- Stainless steel extractor hood
- Boiling water tap

All three homes also feature premium quality sanitaryware in the bathrooms together with Aqualisa drench showers and travertine flooring.





Technical information

- Wired for Sky+ to all living areas and bedrooms
- Cat 6 cabling to all living areas and bedrooms
- TV and BT point to all living areas and bedrooms

General specification

- Under floor heating (wet system) to ground floor with additional aluminium radiators
- Radiators to first and second floors
- Bespoke black metal framed double glazed windows/ Velux windows on the second floor
- Oak interior doors
- Engineered oak flooring to the ground floor living areas
- Travertine tiled floors to bathrooms and en suites
- Solid oak skirtings and architraves

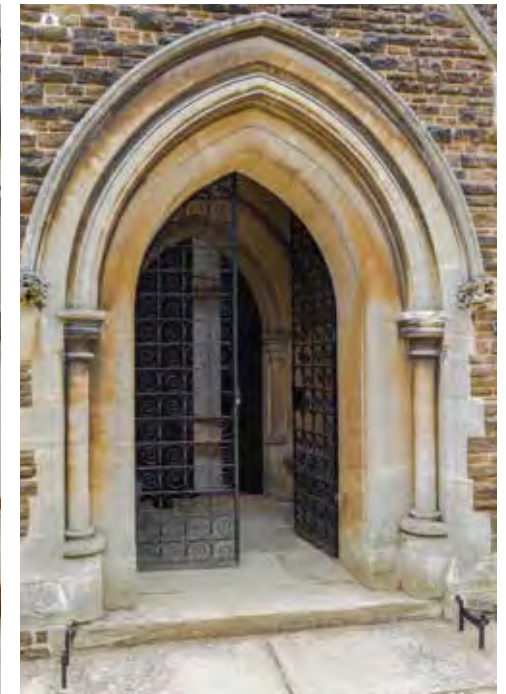
Personalisation options

Subject to offer, allowance has been made for the purchaser to personalise their property. This could include flooring options, window dressing such as blinds or shutters, bespoke wardrobes etc. If required an appointment can be made with the architect to discuss this and have plans drawn. Please see the agents for further information.

One St Margaret's

Property one has a bespoke oak, chrome and glass spiral staircase rising up through the entrance atrium to the first and second floors. An open plan living space comprising kitchen, dining and living areas fills the ground floor with a set of oak framed French doors opening out onto a private raised decked area and the lawned rear garden.

The first floor has a master bedroom with an en suite bathroom and two further double bedrooms with a family bathroom. Continuing up the staircase from the galleried landing to the second floor, property one also offers a room fit for multiple uses, from a unique master bedroom suite to a family room, cinema room or studio. This room features original beams and panelling, exposed sandstone walls with inset arched windows, skylights and a view down to the ground floor from its chrome and glass balustrade.



One St Margaret's

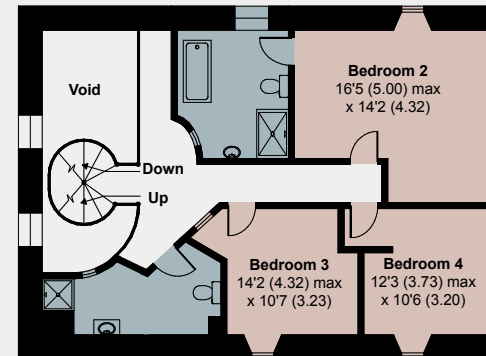
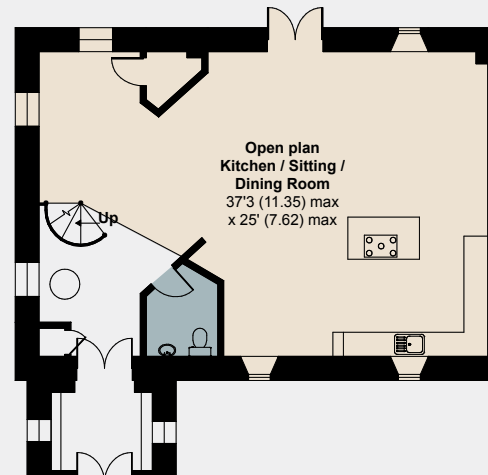
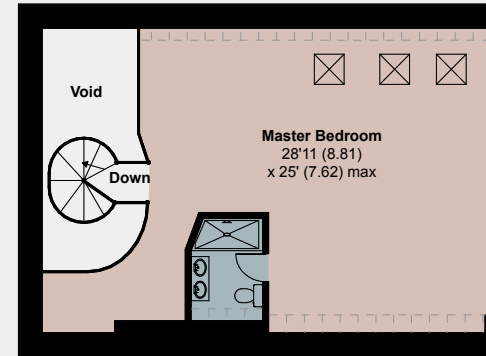
Lidlington | Bedfordshire

Approx. Gross internal floor area

2,470 sq. ft. / 229.4 sq. m.

(excludes restricted head height and voids)

Denotes restricted
head height



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

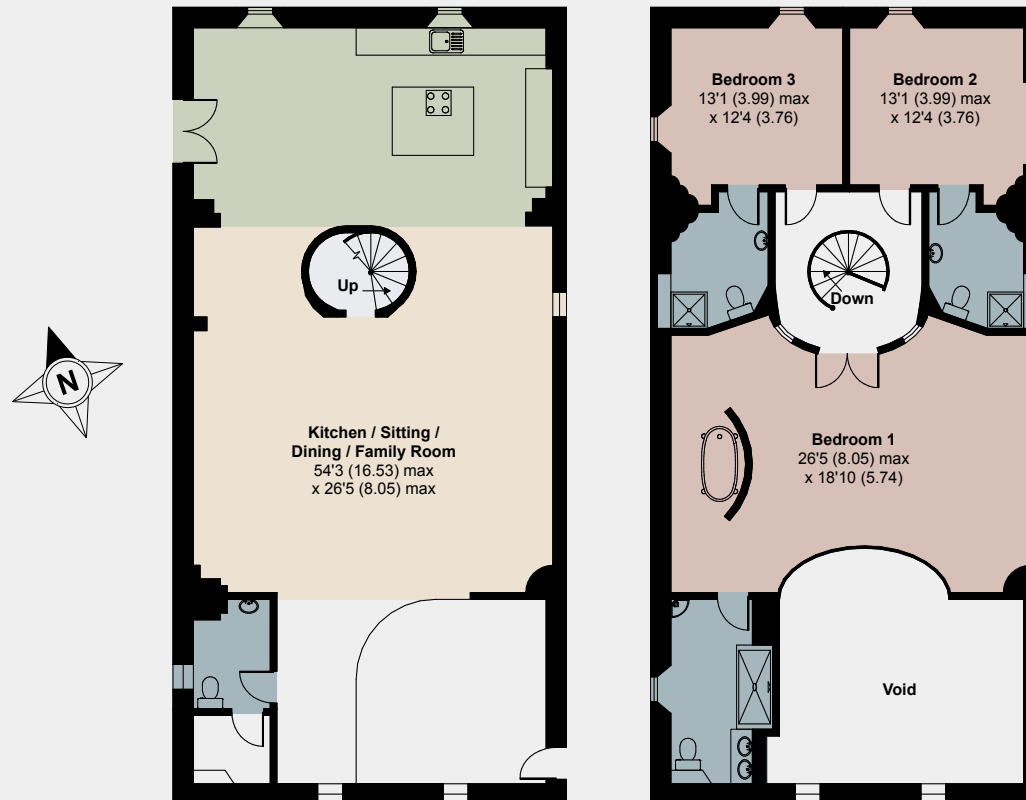
Two St Margaret's

Lidlington | Bedfordshire

Approx. Gross internal floor area

2,628 sq. ft. / 244.1 sq. m.

(excludes void)



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Two St Margaret's

Property two is the core unit of the original building and the most distinguished in terms of architectural design. An atrium with a feature spiral staircase forms an internal tower rising to the first floor. The open plan living area of the ground floor highlights the synergy of traditional and contemporary surroundings with the original sandstone walls and panelling amongst the clean interior design.

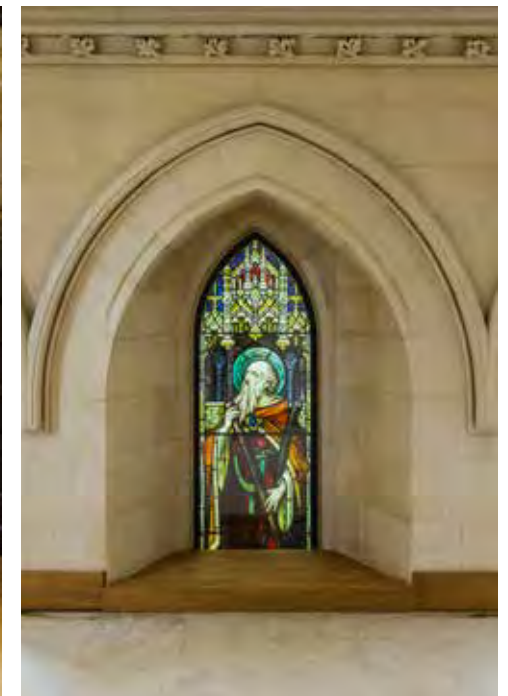
The semi-circular first floor landing leads to the vaulted and galleried master bedroom overlooking the ground floor. A free standing curved wall conceals a stand-alone double-ended bath with central waterfall chrome mixer tap. The master bedroom also has an en suite shower room with an oversized shower cubicle and twin wash basins. On the first floor, property two has two further double bedrooms both with en suite shower rooms, featuring inset arched windows and panelling.



Three St Margaret's

The third property has an open plan living area together with a snug which has a corner fire place and oak glazed french doors to the rear garden. The atrium reaches up three storeys into the vaulted roof above and showcases the property's primary feature – a full height tripled arched window with ornate stone carving.

The master bedroom suite fills the second floor, taking advantage of the views over the surrounding Bedfordshire countryside. Bedrooms two and three on the first floor are both double bedrooms which share a family bathroom. Bedroom two showcases a stained glass window and bedroom three features a curved internal wall with twin inset windows that overlook the snug below.

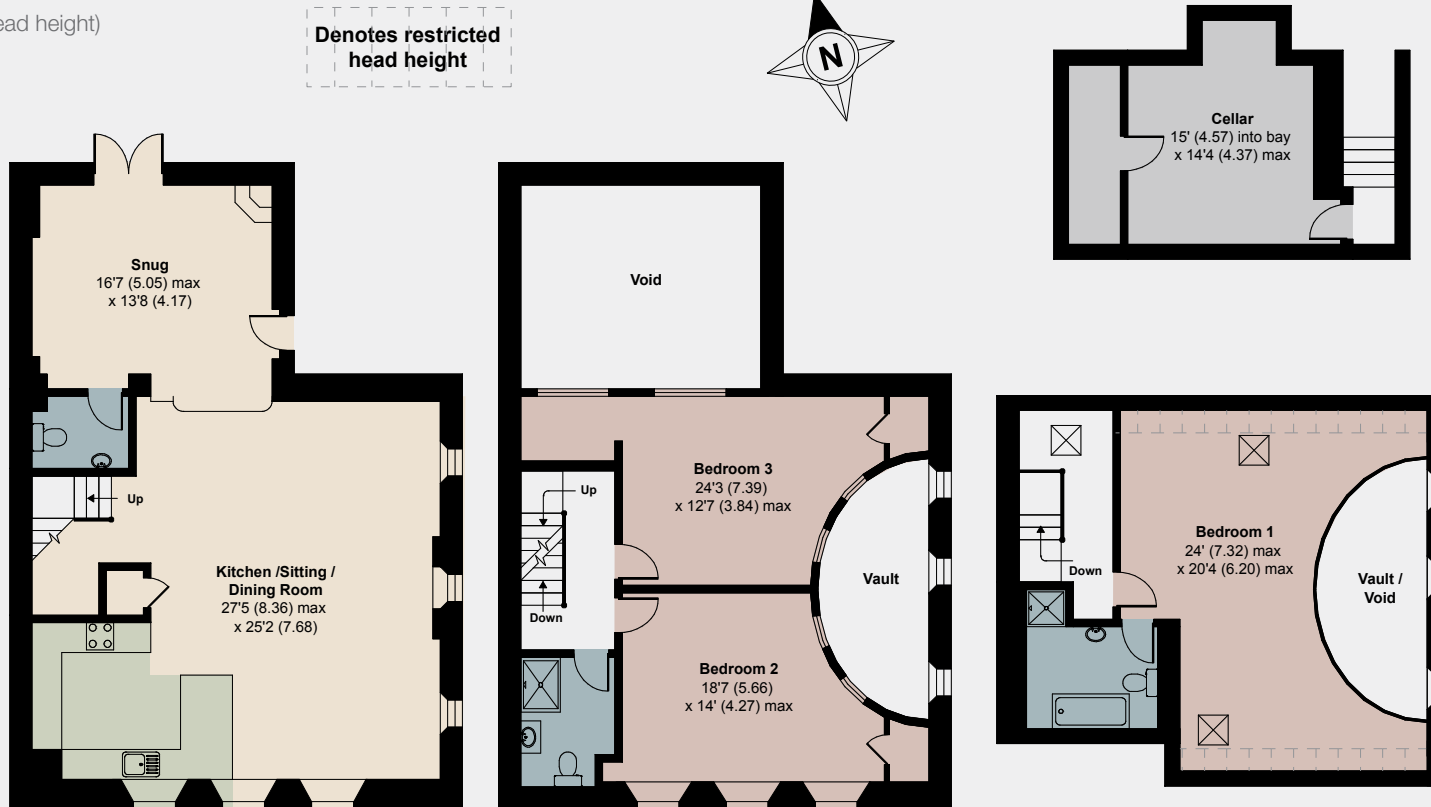


Three St Margaret's

Lidlington | Bedfordshire

Approx. Gross internal floor area
2,246 sq. ft. / 208.7 sq. m.
(excludes restricted head height)

Denotes restricted
head height



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Garden & grounds

Each home offers a private garden mainly laid to lawn and enclosed with a mixture of timber fencing and brick walling. Raised decked areas provide al fresco living areas overlooking the gardens and feature mature trees. For each home, there is parking for three vehicles on Cotswold stone gravelled areas.





Lidlington

St Margaret's is situated in the heart of the village of Lidlington, which is nestled at the foot of Greensands Ridge overlooking the forest of Marston Vale.

There is good access to local facilities and excellent road and rail links. Locally, Ampthill provides an array of day-to-day shopping facilities in a beautiful market town setting. There are a good range of schools within the catchment area and the regionally renowned Harpur Trust Schools at Bedford are less than 10 miles away.

There are a number of golf courses within the area, including the Millbrook Golf Course only 2 miles away, the exclusive Woburn Golf Club at Little Brickhill just 9 miles away and Aspley and Woburn Sands at 4.8 miles. A new Center Parcs at Woburn Woods has recently opened and is also within easy reach.

Waitrose has opened a new store in the centre of Ampthill and Milton Keynes offers one of the UK's largest regional shopping facilities known as the Centre MK.





Within easy reach



Bedford: **9 miles**

Milton Keynes: **12 miles**

Cambridge: **36 miles**

London: **50 miles**



Bedford Station: **London St Pancras International (35 mins)**

Milton Keynes Central Station: **London Euston (30 mins)**



Luton Airport: **20 miles**

Stansted Airport: **45 miles**

Heathrow Airport: **50 miles**

Birmingham Airport: **66 miles**



A421 (Marston Moretaine): **2 miles**

M1 (junction 13): **3 miles**

A6 (Clophill): **8 miles**



Bedford Harpur Trust Schools: **4 miles**

Redbourne Upper School and Community College, Ampthill: **5 miles**

Wotton Schools: **6 miles**



Wrest Park: **8 miles**

Woburn Abbey & Safari Park and Golf Course: **5 miles**

Xscape and Theatre District, Milton Keynes: **14 miles**

Directions

From the M1 junction 13, proceed over the M1 towards Bedford. Take the immediate right at the traffic lights towards Ampthill on the A507. Proceed over two roundabouts and continue along this road for approximately 2 miles taking the second left to Lidlington. Stay on this road until you reach the centre of the village where the properties will be found on the left hand side.

Services / Local Authority / Council Tax Band

The properties are supplied with mains water, gas and electricity. The properties lie within the Local Authority of Central Bedfordshire Council, and have council tax bands to be assessed.

Viewings

To arrange a viewing please contact the local office on **01234 220000** or email **salesbe@michaelgraham.co.uk**

Important Notice

These particulars are not an offer or contract, nor part of one.

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The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

Location



Site plan



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