

THE
LAURELS

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The Laurels, 41 Shefford Road Clophill | MK45 4BT

Offering over 3,000 sq ft of beautifully appointed accommodation including the detached garage, this exceptional bespoke family home occupies an exclusive position within a private gated development on the edge of Clophill. Constructed with uncompromising attention to detail, the property combines striking contemporary architecture with outstanding energy efficiency,

Key Features

Gated Development	44ft Kitchen
Five Bedrooms	Bespoke Design
Three En Suites	Air Source Heating

With zoned underfloor heating, Karndean herringbone flooring, quality carpets, bespoke oak and glazed staircase, Crittall-style aluminium glazed internal doors, luxury bath and shower rooms, LED lighting and a superb contemporary kitchen complete with quartz work surfaces and integrated NEFF appliances, complemented by a matching utility room.

The impressive double-height reception hall and vaulted galleried landing create an immediate sense of space and light, whilst thoughtful design continues throughout with contemporary sanitary ware, illuminated mirrors, integrated media points, and bi-folding doors.

Outside, the property enjoys a generous porcelain terrace, block paved illuminated driveway, EV charging point and an oversized detached garage with remote-controlled electric door. The property further benefits from the remainder of a 10-year structural warranty. Positioned directly opposite the recently established Clophill Lakes Nature Reserve, residents can enjoy beautiful wetlands, woodland walks, wildlife habitats and a visitor café, all just a short stroll from the front door.

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Ground Floor

Entered via a contemporary composite entrance door with glazed side panels, the impressive reception hall immediately showcases the quality of finish with its bespoke oak and glazed staircase rising to the first floor, useful full-height cloaks cupboard and striking double-height ceiling.

Positioned at the front of the property, the elegant sitting room extends to over 20ft in length and features a deep bay window and a central media wall.

Undoubtedly the heart of the home is the magnificent 44ft open-plan kitchen, dining and family room, creating an exceptional space for both everyday family life and entertaining. The kitchen by Noble Kitchens is fitted with an extensive range of quality cabinetry beneath Quartz work surfaces with matching upstands and an inset sink incorporating a Quooker instant boiling water tap. A comprehensive range of integrated NEFF appliances includes twin electric ovens incorporating microwave functions, induction hob with extractor, dishwasher and full-height integrated fridge and freezer.

The dining area comfortably accommodates a large family table whilst aluminium quad bi-folding doors open seamlessly onto the rear porcelain terrace. The family area features a bespoke media wall incorporating decorative timber panelling and inset LED feature lighting. Complementing this superb living space are a separate playroom and dedicated home office, both enjoying front-facing aspects. The office benefits from high-speed media connections together with a secondary entrance from the reception hall, making it ideal for those working from home.

A well-appointed utility room mirrors the quality of the kitchen, offering additional storage, Quartz work surfaces, a further sink unit and convenient external access.

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First Floor

A spectacular galleried landing forms an impressive focal point, flooded with natural light via the full-height vaulted gable window and enhanced by a striking contemporary feature chandelier.

The principal bedroom suite provides an excellent retreat, featuring a dedicated dressing area, television point, bedside feature lighting and French doors opening onto a Juliette balcony overlooking the rear garden. The luxurious fully tiled en-suite shower room comprises a walk-in rainfall shower, floating vanity wash hand basin with illuminated mirror, WC and heated towel rail.

Two further generous double bedrooms each benefit from their own beautifully appointed fully tiled en-suite shower rooms, creating ideal guest or teenager accommodation.

Bedrooms Four and Five are both comfortable double rooms and are served by an equally impressive family bathroom, fitted with a contemporary suite comprising a bath with shower attachment, vanity wash hand basin with illuminated mirror, WC and heated towel rail, all finished with stylish large-format tiling.



Garden

The property is approached through electrically operated gates serving this exclusive private development. The frontage has been thoughtfully landscaped with mature planting, low-maintenance artificial lawn and an attractive pathway leading to the entrance.

A generous block paved driveway provides parking for several vehicles and leads to the detached garage measuring approximately 28ft x 14ft, fitted with a remote-controlled electric roller door, power, lighting, EV charging point and pedestrian door to the rear garden.

The rear garden has been designed for ease of maintenance and outdoor entertaining, featuring an extensive porcelain paved terrace spanning the width and side of the property, complemented by artificial lawn and raised planted borders. Fully enclosed by fencing with gated side access, the garden provides an excellent degree of privacy.



Floorplan & Location Summary

Situated on the edge of the sought-after village of Clophill, the property enjoys an enviable position directly opposite the recently opened Clophill Lakes Nature Reserve, offering acres of protected wetlands, woodland walks, wildlife habitats and a visitor café just moments from the doorstep.

Clophill itself offers a village shop, public houses, primary school and a strong sense of community, whilst the nearby market towns of Ampthill and Shefford provide a wider range of everyday shopping, cafés and restaurants. Bedford town centre offers further retail and leisure facilities together with the highly regarded Harpur Trust independent schools, for which a daily bus service operates from the village.

Excellent road links are available via Junctions 12 and 13 of the M1 together with Junction 10 of the A1(M). Rail services are available from Flitwick and Arlesey, with regular direct services to London St Pancras International and London King's Cross respectively, making the property well suited to commuters. London Luton Airport is also within easy reach.



Shefford Road, Clophill, Bedford, MK45

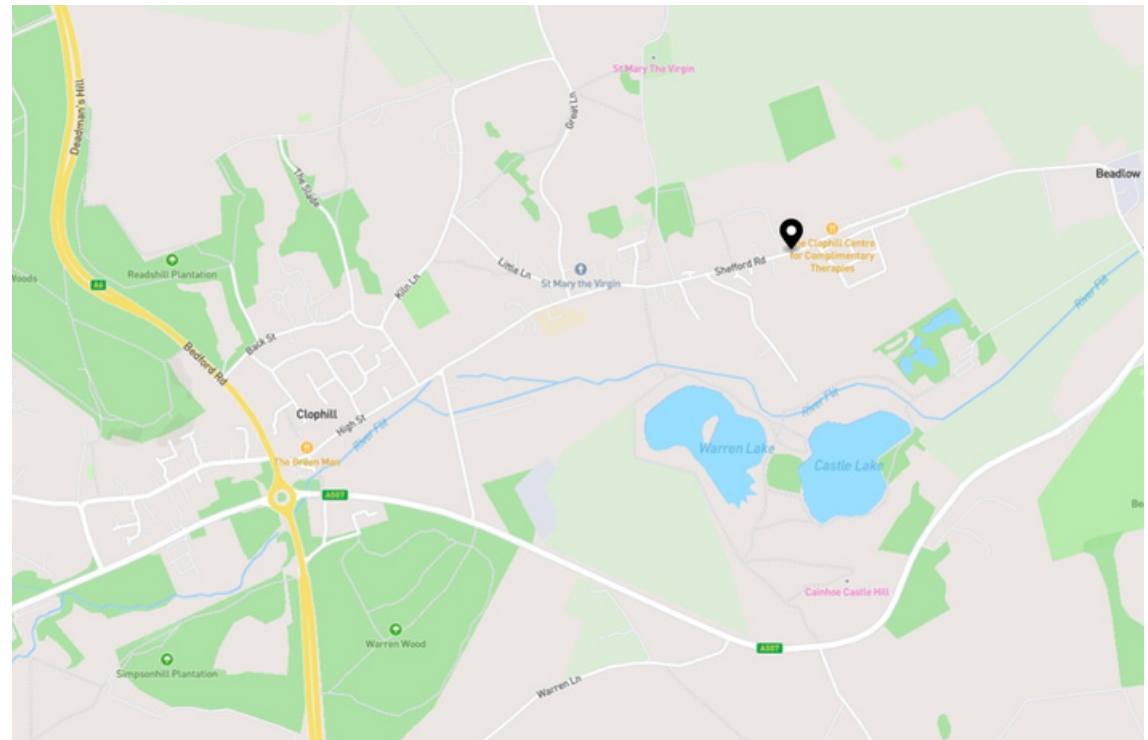
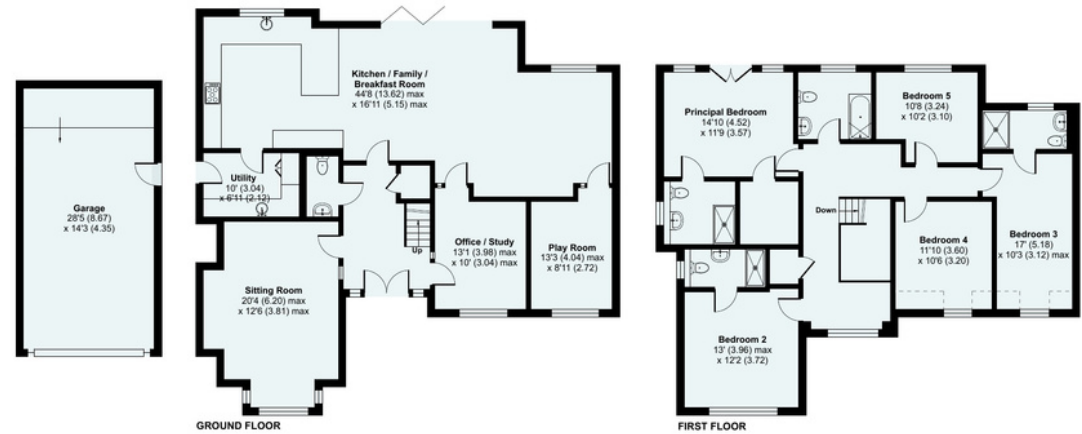
Approximate Area = 2652 sq ft / 246.3 sq m

Limited Use Area(s) = 26 sq ft / 2.4 sq m

Garage = 406 sq ft / 37.7 sq m

Total = 3084 sq ft / 286.4 sq m

For identification only - Not to scale





Viewing by appointment only

To arrange a viewing please contact Fitzjohn Estates

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