



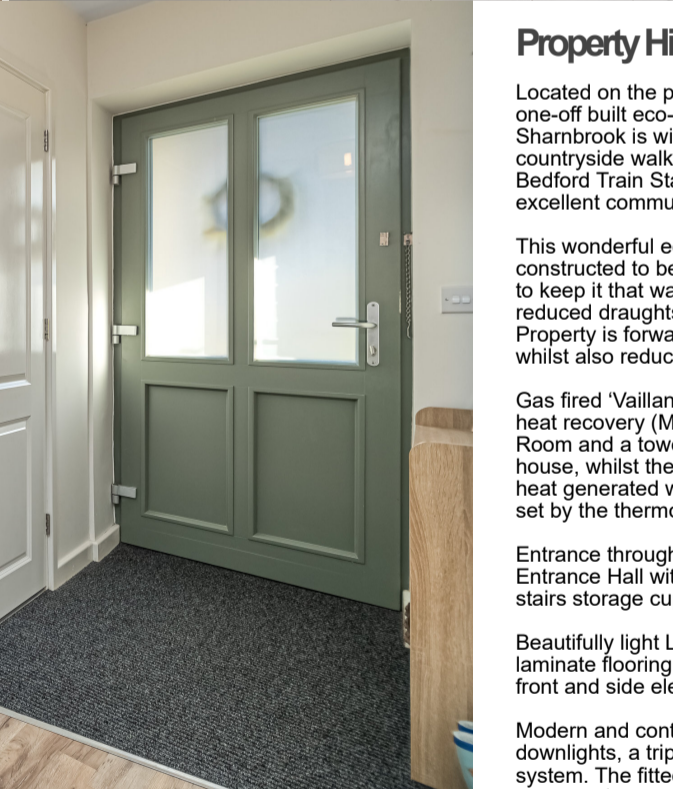
**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# “Eco Village Living”

A certified Passivhaus, this fantastic two bedroom eco-friendly Home offers exceptional efficiency, a desirable village location and a stunning open aspect to the rear with countryside views.



Lower Furlong,  
Sharnbrook,  
MK44 1FG



## Property Highlights

Located on the periphery of the desirable village of Sharnbrook, nestled into a small, one-off built eco-friendly development of similar Passivhaus certified properties. Sharnbrook is widely requested for its well-renowned school, the access to countryside walks along the River Great Ouse, and its convenient proximity to Bedford Train Station, which is accessible in around 15-minutes and boasts an excellent commuter link to London.

This wonderful eco-friendly Property is a certified Passivhaus, designed and constructed to be extremely comfortable and to minimise the amount of energy used to keep it that way. By use of quality insulation, triple glazed windows and doors, reduced draughts, and a mechanical ventilation system with heat recovery, the Property is forward thinking in its design to benefit the impact on the environment, whilst also reducing your running costs.

Gas fired 'Vaillant ecoTEC' central heating and a mechanical ventilation system with heat recovery (MVHR). The house is fitted with just two radiators, one in the Living Room and a towel radiator in the bathroom and these are sufficient to heat the whole house, whilst the MVHR filters and circulates heat captured from the sun and any heat generated within the property to keep the house at a comfortable temperature, set by the thermostat.

Entrance through the hardwood and triple glazed front door leads into the inviting Entrance Hall with a fitted floor mat, timber effect laminate flooring, a useful under stairs storage cupboard and stairs rising to the First Floor.

Beautifully light Living Room with a seamless continuation of the timber effect laminate flooring from the Entrance Hall, LED downlights and large windows to the front and side elevation.

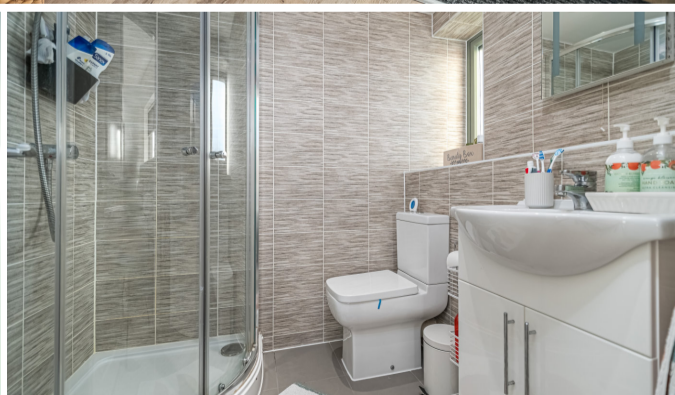
Modern and contemporary Kitchen/Dining Room with ceramic tiled flooring, LED downlights, a triple glazed door to the Garden and a cupboard housing the air MVHR system. The fitted Kitchen includes an array of eye and base level units topped with square edge work surfaces, a stainless steel one and a half bowl sink and draining board, and integrated appliances to include a dishwasher, washer/dryer, fridge/freezer, a low-level oven and a four-ring induction hob with an extractor over.

Ground floor WC with a ceramic tiled floor and walls to dado height, a wall-mounted wash hand basin and a low-level WC.

The stairs dog leg up to the first floor Landing with an excellent storage cupboard and access to the first floor rooms.

Contemporary family Bathroom with ceramic tiled floor and walls, LED downlights, a chrome heated towel radiator, an LED mirror, and a three piece suite to include a low-level WC, a wash hand basin built into a useful storage unit, and a panel enclosed bath with a fitted shower screen and an 'Aqualisa' combination thermostatic tap.

Two double Bedrooms, both offering excellent proportions. Bedroom One includes an array of tall freestanding wardrobes, windows on the side and rear elevations, making the most of the open aspect to the rear of the property, and an en suite Shower Room. The En Suite features ceramic tiled floor and walls, LED downlights, and a three piece suite to include a low-level WC, a pedestal wash hand basin and a corner shower enclosure with a 'Mira minilite' thermostatic shower. Bedroom Two is also an excellent double bedroom with a bay window to the front and an additional window to the side.

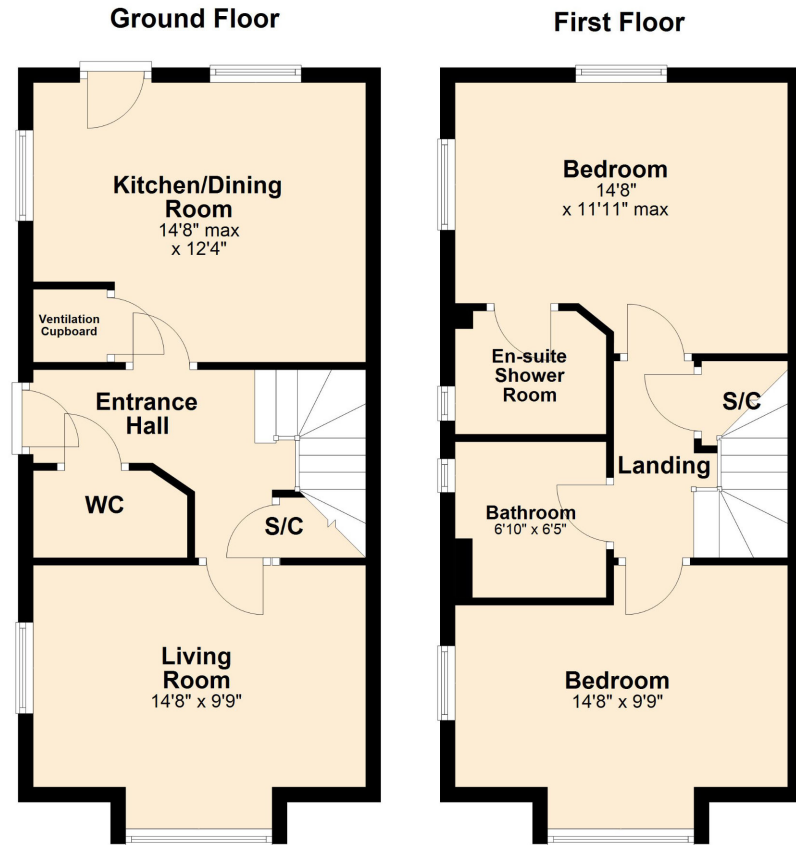


## Outside

The Property benefits from off road parking to the front for two vehicles and a path flows from the driveway to the front door with a mature planted border and covering storm porch over the door. The path continues to the rear of the garden with a secure gate providing access.

The professionally landscaped rear Garden boasts a desirable South facing aspect and a most gorgeous and private outlook over the protected green space behind the property, which features mature greenery, the River Great Ouse beyond, and a frequent Starling murmuration display at certain times of the year.

The rear Garden is designed with low maintenance in mind and features a natural sandstone paved patio by the property, ideal for entertaining and enjoy the South facing sun. There is an area of artificial lawn, and a sandstone path flows down the Garden to the timber shed, a raised planted border with timber sleepers, and the secure gate at the rear.



### Total Area Measurements (Approx.)

Total - 930 sqft / 86.39 sqm



\*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.

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