

THE MODERN HOUSE



Silsoe, Bedfordshire
£875,000 Freehold

Newbury Close IV

With beautiful pared-back interiors, this house in the sought-after village of Silsoe, near Ampthill and Milton Keynes, unfolds over 2,900 sq ft and has been designed with day-to-day living in mind. Its design makes sparing but dramatic use of natural materials, including brick, granite and slate. Swathes of glazing enmesh inside and out, with the spacious living rooms spilling into peaceful surrounding gardens.

The Tour

Set in the bucolic countryside, the house has a wonderfully private feel and is approached by an in-and-out gravelled driveway with two single garages.

The house occupies a corner plot. Once two houses, it has been lovingly nicknamed the 'dopplehaus' for its strikingly symmetrical profile. Both inside and out, the integrity of the architects' original vision has remained intact, with original features retained and cared for. Alive with texture and patina, it abounds with personality and offers scope for future owners to make it their own.

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Inside, the plan takes a straightforward approach to materials: grey and buff slate runs underfoot across the ground floor, which begins with a large entrance hall. A white-painted brick fireplace provides focal interest, while glazing overlooks the neat front garden. A versatile studio/office room is next door, wonderfully bright as a result of an atrium with a skylight that borrows light from the upstairs landing.

Sleek Cotswold Casements doors divide the ground floor living spaces. The living room at the front of the plan is illuminated by full-width glazing to the front. A second white-painted brick fireplace warms the space and provides a central focal point.

Behind the living room lies the open-plan kitchen, a sociable, functional space. Exposed painted brickwork has been used masterfully throughout. Granite countertops set with a sink and induction hob sit above brick-framed cupboards. There are stainless steel double ovens by Bosch set behind the brick fireplace. A garage, spacious utility room, hobby room and the garden are easily accessed from here, through glazed doors that frame a view of the greenery beyond.

A family room is set within an extension. Retaining the modernist aesthetic with an industrial roof, this is known fondly by the current owners as the 'Big Room' due to its lofty ceiling height. A mezzanine level set within is used by the current owners for play, relaxing or sleepovers, and lends itself to various arrangements. The mezzanine glazing floods the space with light.

Beyond the office/library is a large versatile room. Here, there is an inner lobby and a shower room, as well as a door leading to a garage and glazed door. Currently used as a bedroom, its a flexible space lending itself to independent living or as a self-contained workspace/studio.

Opens stairs reach up to the first floor, where a landing lined with recessed bookshelves leads to a light-filled atrium that peers into the study below. From here are five unique and generous bedrooms. The main bedroom is set below a tall ceiling that reaches into the apex of the roof and has plenty of storage in recessed wardrobes.

The four further bedrooms are served by two bathrooms on this floor, the first with a shower room, chrome fittings and a white colour scheme. The second predates the first and, as a result, needs some updating; presently, it has a bath and a basin.

Outdoor Space

A high hedge surrounds the garden, adding to the quiet feel that the house's secluded location affords. It is planted with a variety of mature trees and seasonal perennials including maple, beech, acacia, geraniums and fruiting bushes that surround a lush green lawn and patio areas ideal for outdoor dining.



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There are two garages as well as plenty of space to park cars on the long gravel driveway.

The Area

Ideally located on a quiet close just 10 minutes' walk from Silsoe High Street, Newbury Close provides wonderful access to both the conveniences of a small town and the restorative wonders of the surrounding countryside. The ancient parish of Silsoe dates back to the Middle Ages and Historic England's Wrest Park House is known for housing some of the most impressive examples of Rococo Revival interiors in the country. Wrest Park House is surrounded by 92 acres of gardens landscaped by Capability Brown that host a range of events throughout the year; on the approach to it from the house is a lovely cricket ground.

Silsoe Village Hall has a varied roster of events, including activities for children include a dance school, drama club and Scouts. Twice a week it acts as a post office. Community projects at Silsoe Horticultural Centre produce jams, chutneys and other delights with fresh produce that are sold at their on-site Sunflower tea room. The Millenium Green is at the heart of the village and hosts fetes and events throughout the year, as well as a Gardening Club.

Beyond the beauty of many wonderful, cultivated gardens in the town are the open expanses of rural Bedfordshire, reachable within a minute's walk from the home with cycle routes and several village-to-village walks with pub stops along the way. Local favourites include The Jolly Coopers in neighbouring Wardhedges and The Star and Garter in Silsoe itself.

Market town Ampthill is less than a 10-minute drive away and has a Waitrose and a regular farmers' market. Milton Keynes is half an hour away by car and, in addition to all the essentials, has a developing selection of boutiques and popular eateries.

Silsoe Lower School is within walking distance of the Newbury Close and is well-regarded. Coach services to neighbouring villages including, Barton, Ampthill, Shefford and Harlington take children to middle and upper schools in the area. The independent co-educational Bedford Modern School also has bus services for children living in Silsoe.

Access to London is superb, with trains from Flitwick arriving at St. Pancras in around 45 minutes. Easy access to the M1 via junctions 12 or 13 facilitates car journeys to the capital in c. 1hr 40minutes.

Council Tax Band: G

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.