



Town & Country

Mekoda, Sundon Road, Houghton Regis

Guide Price **£950,000**

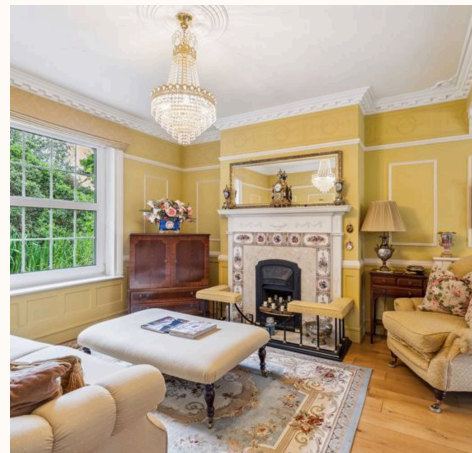


Mekoda Sundon Road

Houghton Regis

- Charming Five Bedroom Detached Family Home
- Over 3900 Sq. ft of Spacious Accommodation
- Secluded Plot Reaching Approximately 0.5 Acre
- Private Rear Garden & 40ft. Swimming Pool Complex
- Refurbished Open Plan Kitchen/Dining/Family Room
- Family Room, Study, Utility Room & Conservatory
- Master en Suite, Guest en Suite & Family Bathroom
- Private Driveway for Ample Parking & Detached Double Garage
- Detached Outbuilding with Potential for Conversion (STP)
- Excellent Transport Links to London Nearby

Mekoda is more than just a home; it is a sanctuary where modern luxury and country charm coexist harmoniously, offering a lifestyle of comfort, elegance, and tranquility. Situated on the outskirts of Houghton Regis, Mekoda's location offers excellent transport links to London. The M1 Junction 11a is less than a mile away, providing quick access to the motorway network. Additionally, efficient rail services from Legrave or Luton Parkway stations connect to St. Pancras in under 30 minutes. This makes Mekoda an ideal residence for those commuting into the capital or exploring the wider area.



Mekoda Sundon Road

Houghton Regis

A five bedroom detached family home offering over 3,900 sq. ft. of living accommodation, with open plan living and a housed swimming pool complex measuring 40 ft in length, set within a private plot of approximately 0.5 acre on the outskirts of Houghton Regis.

Mekoda is accessed via double private gates. A driveway provides parking for at least eight cars and leads to a redecorated and upgraded home.

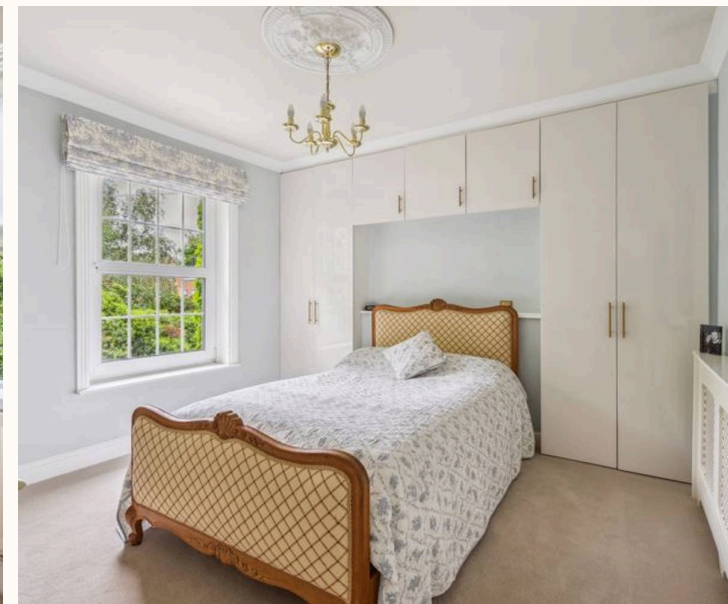
The property includes an indoor pool measuring 40 ft by 20 ft. The living room includes a fireplace. The house combines traditional features with modern fittings and specifications.

The entrance hall provides access to a downstairs bedroom with an en suite bathroom, suitable for guests or for ground-floor living. The hallway also leads to a home office. The living room has double doors opening to the rear of the property.

The kitchen/family/dining room includes an Aga, a granite island, quartz worktops, and a boiling water tap. A utility room adjoins this space and leads to a conservatory with views over the garden.

Upstairs are four bedrooms with storage. The principal bedroom includes an updated en suite bathroom. A family bathroom is located off the landing.

Outside, a veranda overlooks the rear garden. The swimming pool complex is enclosed for year-round use. The rear garden includes flower beds, hedges, and trees providing privacy. An outbuilding is located at the far end of the garden and may offer potential for renovation.



Approximate Gross Internal Area
 Ground Floor = 151.6 sq m / 1,632 sq ft
 First Floor = 82.9 sq m / 892 sq ft
 Outbuildings = 135.8 sq m / 1,462 sq ft
 Total = 370.3 sq m / 3,986 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.