



Keysoe Road, Thurleigh, Bedford, MK44 2EA
Guide price £1,500,000 Freehold



A substantial country residence built in 2003 to exacting standards and offering spacious and flexible accommodation over two floors with an independent two bedroom detached annexe and garaging.

The property is set in substantial grounds of approximately 1.8 acres. The well planned and generous accommodation comprises large reception hall, guest cloakroom, spacious triple aspect living room with feature open fireplace, formal dining room, study, conservatory, kitchen with separate breakfast room, utility/boot room, ground floor shower room, first floor landing with inner landing area and plant room, master bedroom suite with walk in wardrobe and four piece ensuite, second bedroom with ensuite, 2 further double bedrooms and a family bathroom. Externally, the property is accessed via a long private driveway with hedgerow borders, a large sweeping parking area and formal gardens laid mainly to lawn with established hedgerow boundary.

Entrance Hall

9'8 x 9'8 (2.95m x 2.95m)

Lounge

23'07 x 20'11 (7.19m x 6.38m)

Dining Room

17'04 x 13'6 (5.28m x 4.11m)

Kitchen

18'08 x 9'07 (5.69m x 2.92m)

Conservatory

Utility

Study

9'4 x 9'4 (2.84m x 2.84m)

Landing

Master Bedroom

15'04 x 16'06 (4.67m x 5.03m)

Walk in Dressing Room

12'02 x 5'04 (3.71m x 1.63m)

Master Ensuite

12'08 x 6'06 (3.86m x 1.98m)

Bedroom 2

13'7 x 9'04 (4.14m x 2.84m)

En suite 2

Bedroom 3

20'06 x 11'04 (6.25m x 3.45m)

Bedroom 4

13'7 x 9 (4.14m x 2.74m)

Bathroom

Annex Office

Annex Kitchen/dining/family

Annex Bedroom

Annexe bedroom 2

Garage

Thurleigh

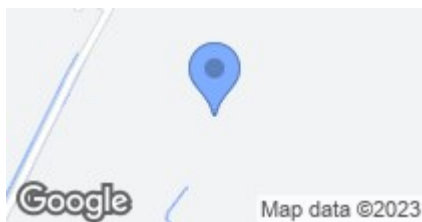
Thurleigh is located in the North Bedfordshire countryside with many ideal walks, yet is only about 5 miles from Bedford town itself with all its

shops and amenities. The Bedford Train Station offers fast trains to London and elsewhere, the world-renowned Harpur Trust private schools and the outstanding Bedford Free School.

Within the village itself, you will find a primary and nursery school with its own playing field and wooded area, and the Sports and Social Club and village hall. Community activities including cricket and other sports take place on the village playing fields, and St Peter's Church with its 12th century sculpture on the south doorway of the tower.

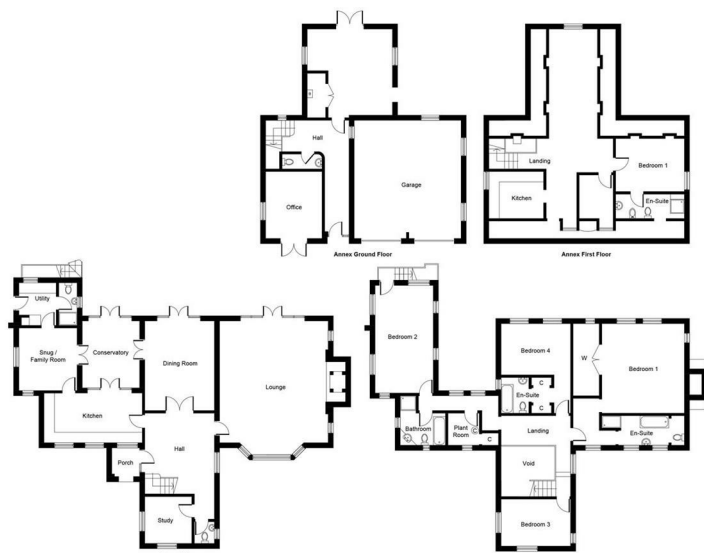
The larger village of Sharnbrook with an Academy School, pub, restaurants, theatre, surgery and range of independent shops is just a short drive or cycle ride away.

Council Tax:
Bedford G



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
82	82	B	B

Energy Efficiency Rating: 82 (Current), 82 (Potential). Environmental Impact (CO₂) Rating: B (Current), B (Potential).



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Copyright V360 Ltd 2021 | www.houseviz.com



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