



26 Northfield Road
Wyboston | Bedford | Bedfordshire | MK44 3AZ

FINE & COUNTRY

26 NORTHFIELD ROAD



Welcome to Northfield Road, Wyboston, Bedfordshire – a semi-rural haven boasting exceptional vehicular transport links. This contemporary family home has been meticulously extended and refurbished to the highest standard, offering generous living space across 3.5 acres of landscaped gardens and meadow. With five spacious double bedrooms, including a master with balcony, two dressing rooms and en-suites, plus three expansive reception rooms, this property epitomizes luxury living. Complete with a self-contained annex and a detached triple garage with a studio space, it's the epitome of modern elegance and convenience.



KEY FEATURES

Ground Floor

On the ground floor, the centerpiece is the expansive kitchen/breakfast/dining room, spanning over 47 feet. It features a formal dining area and a seating area with a full-height gable end window offering picturesque views of the outdoor entertaining area. The contemporary kitchen boasts high gloss units, integrated appliances, and Silestone worksurfaces with a breakfast bar.

Additionally, there's a spacious sitting room measuring over 30 feet and a family room over 33 feet in length. Electric under-floor heating enhances comfort throughout the ground floor. The property showcases high-spec materials, especially in the refitted kitchen/dining room. A contemporary entrance hall, extending most of the property's length, includes a cloakroom. Both reception rooms have garden access for seamless outdoor entertaining. Furthermore, the ground floor encompasses a downstairs shower, utility room, and lavatory.









SELLER INSIGHT

“Set on a small, private road with lots of big trees and no through traffic, the location is ideal as it's fairly rural, yet close to excellent transport links and amenities. It's peaceful and quiet here and is a lovely way of life,” say the owners.

“The properties here were part of the Wyboston Land Settlement and were set in around 4 acres of land, yet the original buildings were actually quite small. When we moved in just over 11 years ago, the house hadn't been touched in a long time and was very basic with no central heating. We pretty much demolished the original building to create this fabulous family home and spent many months outside clearing everything and planting hundreds of trees and plants. We left one old greenhouse frame and added swing seats and climbing plants and it's such a pleasant place to be in summer.”

“Wyboston is conveniently located for easy access to St Neots, Cambridge, Milton Keynes, and Bedford. It's just a short drive to St Neots station from where we can be in Kings Cross in 45 minutes, so it's perfectly commutable and great for days out. Bedford station is 20 minutes away and from there we can easily get to St Pancras International and onwards to Europe. Closer to home we have a wide array of shops, supermarkets, food outlets, and fun days out to museums, theatres, university libraries, National Trust properties, and equestrian facilities. There's something here for everyone!”

“There are many different areas in the garden to explore, relax, and entertain. The huge apple tree has a wonderful bench underneath where we can sit, and the outdoor kitchen makes it easy to host large and small gatherings. There's plenty of space for bouncy castles and marquees, and I have even considered putting in an ice-skating rink at Christmas!”

“We tend to spend most of our time in the kitchen / dining / living area. It has a floor to ceiling window with views out to the garden, and our grandchildren enjoy driving their electric cars around the enormous island; it's a brilliant family space which has been designed to be used by all. Our family tend to come to us for any kind of celebration, including birthdays, Easter, and Christmas as the large rooms all flow into each other and out to the garden. I think one of the best things about living here is the lack of light pollution and we sit out on the bedroom balcony for hours stargazing and looking up at the clear night sky.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor

On the first floor, you'll find five generously sized double bedrooms, ensuring both luxury and ample space. The principal and guest bedrooms feature exquisite dressing rooms and contemporary ensuite shower rooms, adding a touch of sophistication to the living experience. Flexibility is key, as one of these dressing rooms can easily convert into a fifth bedroom if desired. The principal bedroom boasts glazed doors that open onto a spacious balcony, offering stunning views of the meticulously landscaped gardens below.

As for the family bathroom, it exudes a seamless blend of elegance and functionality, providing a serene retreat for relaxation and indulgence.

Additionally, the awe-inspiring galleried landing on this floor is adorned with an inset Velux skylight, flooding the space with ethereal natural light, further enhancing its allure.













Outside

The expansive gardens and grounds, totaling approximately 3.5 acres, are a standout feature of this property. The large driveway, accessed by remote-operated iron gates from Northfield Road, leads to ample parking for up to ten cars and a triple garage. The garage boasts a first-floor studio room, albeit unfinished. Additionally, a detached self-contained annexe offers a sitting room, kitchen, bathroom, and bedroom, with access to an enclosed garden area.

The property is enveloped by meticulously manicured formal gardens, featuring lush lawns adorned with mature trees and shrubs, alongside herb, vegetable, and soft fruit gardens. Numerous seating areas, including a paved L-shaped space for entertaining, enhance outdoor living. Noteworthy is the custom-built outdoor kitchen, complete with galvanised steel cupboards, BBQ, and sink, perfect for al fresco dining. Enhancing the outdoor ambiance, a Japanese garden imbues tranquility and sophistication. Completing the landscape is a spacious meadow situated to the north.







INFORMATION



Location

Wyboston offers an enchanting blend of rural serenity and modern convenience. Located just a short distance of 3 miles south of St. Neots, residents benefit from excellent transport links, including a mainline railway station connecting directly to Kings Cross. Accessibility is further enhanced by proximity to major roadways such as the A1, A421, and A428, providing effortless connections to neighboring cities like Cambridge.

Families are drawn to Wyboston for its outstanding educational opportunities, with prestigious institutions like the Harpur Trust schools in Bedford and Kimbolton School within easy reach. The village thrives on a strong sense of community, evident in its vibrant village hall hosting various events and societies. For leisure and recreation, the esteemed Wyboston Lakes Golf and Leisure complex offers a haven of relaxation amidst stunning natural surroundings. In Wyboston, luxury living meets rural charm, promising an unparalleled lifestyle for discerning buyers.

Utilities -

Mains Water Supply & Sewerage, Electrical Heating for main House and LPG for Annex

Mobile Phone Coverage

4G and 5G mobile signal is available in the area we advise you to check with your provider

Broadband Availability

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps.

Special Note – Land adjacent is also available for sale. This would provide vehicular access to the rear meadow allowing the use for equestrian purposes.

Tenure – FREEHOLD

Directions - Postcode: MK44 3AZ

Local Authority: Bedford

Council Tax Band: E

Council Tax Band for the Annex: A

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01234 607999

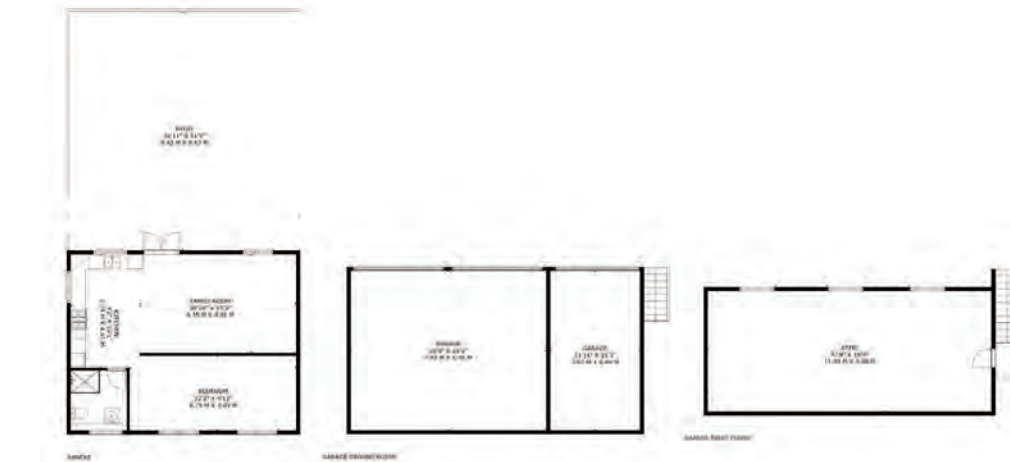
Website

For more information visit <https://www.fineandcountry.com/uk/bedford-central-bedfordshire>

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

Offers over £1,500,000



MAIN HOUSE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E	51 E	
21-38	F		
1-20	G		



ANNEXE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	20 G	

GROSS INTERNAL AREA: 4667 sq ft, 434 m²
 ADDITIONAL AREAS TOTAL: 1703 sq ft, 157 m²
 ANNEXE TOTAL: 704 sq ft, 65 m²

OVERALL TOTALS: 7074 sq ft, 656 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 27.02.2024





FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



BEN PERKINS

LUXURY PROPERTY CONSULTANT

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For over a decade, I've thoroughly enjoyed working in the property sector and have a wealth of knowledge in the Bedfordshire and London areas. I strive to maximise sale prices in the desired time frames, whilst keeping the process smooth and stress free. I achieve this by creating positive rapports, based on trust and care, and combined with my attention to detail, I am confident in producing exceptional results. Each house has special characteristics and its own story, so by instructing me, I would offer a world class bespoke marketing service, tailored to your unique property. At Fine & Country, we utilise all the latest technologies including only working with the best photographers and videographers. With access to a network of over 300 F&C locations across the UK and worldwide, this allows me to maximise the exposure of your property, creating strong buyer competition in order to drive the sale price up to its peak. I live in Bedford and have grown up in the Bedfordshire area. When I am not working, I love spending time with my family and dogs, walking at many great locations, my favourite being Rowney Warren Woods.

THE FINE & COUNTRY
FOUNDATION

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