



1 Church Farm Court
Roxton | Bedford | Bedfordshire | MK44 3EY

FINE & COUNTRY

1 CHURCH FARM COURT



Nestled within the exclusive and private Church Farm Court, this detached barn conversion style home offers a harmonious blend of charm and contemporary luxury.



KEY FEATURES

Designed with spacious open plan living in mind, this modern family home was meticulously crafted in 2018, boasting approximately 3500 square feet of livable area. With four generous bedrooms, including the option for a fifth on the ground floor, the property provides ample space for family living. The 6-year warranty remaining ensures peace of mind, and the property proudly holds an EPC rating of C. Adding to its allure, the interior decor has been elegantly curated by the renowned "Neptune". Church Farm Court presents a rare opportunity to acquire a modern family home of exceptional quality, where luxury, comfort, and convenience converge to create a truly unparalleled living experience.

Ground Floor

Step inside to discover a thoughtfully designed ground floor layout that caters to both relaxation and entertainment. The lavatory offers convenience, while the three spacious reception rooms provide flexibility. Two of these rooms are tastefully appointed living rooms, with the third currently serving as a nursery play room, but also ideal as a work from home office. The heart of the home lies in the open plan kitchen/diner, equipped with Siemens kitchen appliances including a downdraft extractor hob and a Quooker tap providing instant boiling, sparkling, and filtered water. Enhancing the kitchen's functionality is a double larder cupboard and ample storage within the kitchen island. The Macintosh Kitchen is complemented by sleek Silestone worktops and LED lighting, creating a culinary space that is both stylish and practical. The spacious utility room offers the ultimate convenience, meticulously designed for efficiency and equipped with ample storage solutions to effortlessly organize your essentials.

Indulge in the comfort of the living room, featuring a Sisal Herringbone carpet and a Gazco Studio 3 Fireplace, perfect for cosy evenings. Additional modern conveniences include zoned underfloor heating, an integrated Sonos sound system, and an alarm system for added security.









SELLER INSIGHT

“ Built in 2018, this beautiful four-bedroom detached family home forms part of Church Farm Court, a luxury gated development of just five stunning barn-style homes that occupy an enviable location close to the heart of the pretty Bedfordshire village of Roxton.

“We bought the house from new,” says the owner. “In fact, we were one of the first families to move here and we were lucky enough to have first dibs on all five properties. We were drawn to the development itself, not only because of its superb situation, but also because the houses are all so attractive. They were built just six years ago, and they were beautifully designed to be very in keeping with the original barn that forms Plot 5, so they have all the character of period barn conversions, but inside they are very much modern homes designed for modern living.”

“Over and above the fact that house is absolutely stunning to look at, we chose it primarily because it’s detached, it has a plenty of parking – including a double garage – and we also loved the fact it’s very spacious and has a fantastic layout. We have a huge open-plan kitchen/diner, off which is a really flexible room that could be bedroom five or a home office, but which we currently use as a playroom. Those rooms combined are the hub of family life, but then we also have two further reception rooms, one of which is where we watch TV and the other, the ‘Chesterfield Room’, is a more grown-up, elegant space, which was professionally designed by Neptune. All in all, it’s a very comfortable home, great for entertaining, and the layout has real flexibility so it can be adapted and changed depending on the family’s needs.”

“The open-plan kitchen, the playroom and the ‘Chesterfield Room’ all open onto our very pretty garden, so when the sun is shining we can push back the doors and extend our living space outside. There’s a large patio that sweeps its way around the lawn, areas for both relaxing and alfresco dining, and there’s another area to the side of the house, just outside the utility room, which has been ideal for barbequing. The garden is totally enclosed so very private, and it has been designed to be very low maintenance, which has given us more time to sit out and enjoy it.”

“We’re going to be sad to leave this house, it’s been a wonderful family home for the past four and a half years, but we’re also going to miss living in Roxton. It’s a very friendly place with a great sense of community, and we’ve been blessed with the most fabulous neighbours. For all of our day-to-day essentials we have the gorgeous town of St Neots only a short drive away, and from both Bedford and St Neots it’s easy to travel by train into London, so it’s an ideal spot for commuters. I’ve also enjoyed the fact we have a number of excellent golf courses close by. What more could you want?” *

* 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

Ascending to the first floor, you are greeted by four spacious bedrooms, two of which boast ensuite facilities. The master suite is a true retreat, complete with a walk-in wardrobe for added convenience and luxury. Each bedroom benefits from remote-controlled Velux windows with blackout blinds, allowing you to effortlessly control natural light and privacy.

The family bathroom continues the theme of luxury with high-spec tiling, Duravit sanitaryware, and Hansgrohe brassware. For those requiring additional storage, the boarded loft with a pull-down ladder will suit your needs.





















Outside

The exterior of this exceptional property is equally impressive, with a south-facing garden providing the perfect backdrop for outdoor gatherings and relaxation. A wooden pergola houses a BBQ area, ideal for alfresco dining during the warmer months.

Accessed via a remote electric gate, the courtyard offers a secure and private entrance, leading to a detached double garage with electric doors. Additional parking spaces at the front of the property ensure ample parking for guests.

For those seeking a bit more outdoor space, side access leads to an additional grass area, while hidden storage is provided for the LPG supply, ensuring the seamless integration of both form and function in this stunning home.



INFORMATION



Location

Located in the tranquil landscapes of eastern Bedfordshire, Roxton is a charming village surrounded by vast open countryside, it's an ideal haven for picturesque walks along the scenic Ouse Valley. Rich in history, Roxton boasts architectural gems like St Mary's Church, a historic structure dating back to before the 14th century, and the nearby Grade II listed Chawston Manor House.

Despite its quaint, timeless charm, Roxton enjoys excellent connectivity. Positioned near major routes including the A1, A421, and M1, Church Farm Court offers seamless travel to Bedford, Cambridge, and Central London. Plus, with the Sandy train station close by, London Kings Cross is less than 50 minutes away by rail.

Church Farm Court combines the idyllic charm of village life with convenient access to London and surrounding towns.

Services, Utilities & Property Information

Utilities – Mains electricity, water and sewerage. LPG heating.

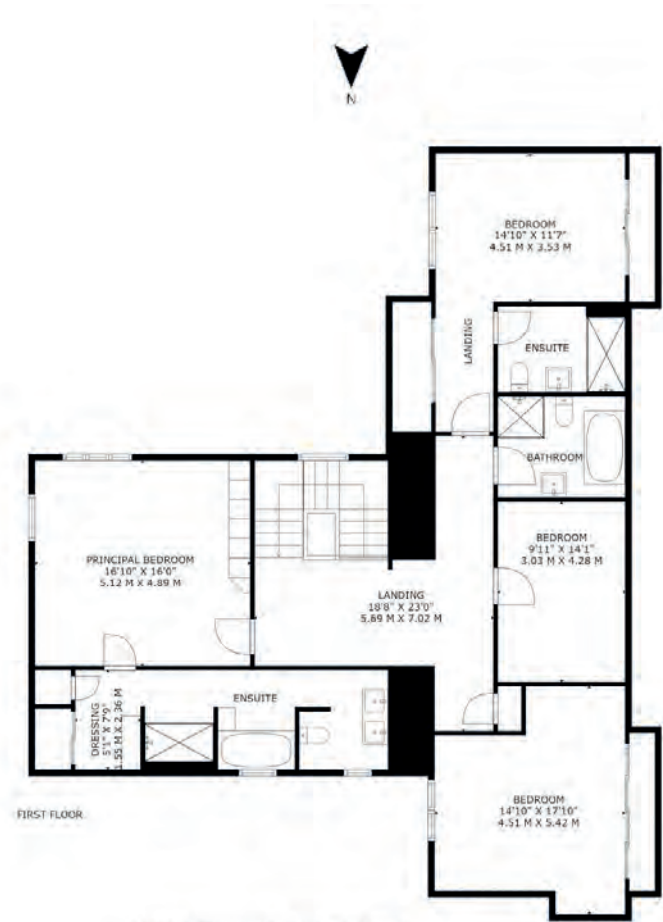
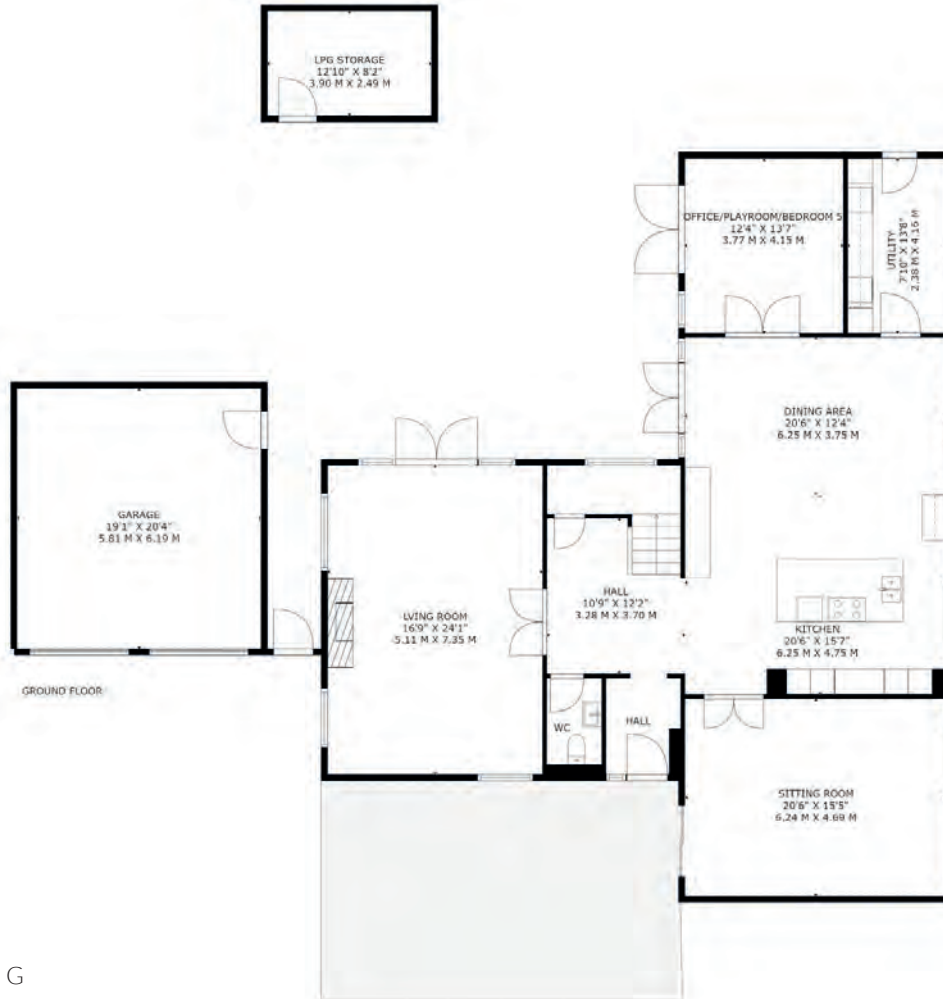
Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider

Broadband Availability – Superfast Broadband Speed is available in the area, with predicted highest available download speed 32 Mbps and highest available upload speed 6 Mbps.

Tenure – Freehold. The detached double garage is leasehold with 996 years remaining and no ground rent.

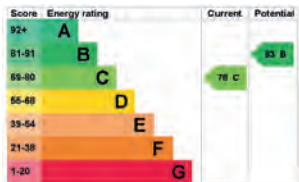
Directions – MK44 3EY

Guide price £1,100,000



GROSS INTERNAL AREA: 3491 sq ft, 324 m2
 LOW CEILINGS: 79 sq ft, 7 m2
 GARAGE TOTAL: 387 sq ft, 36 m2
OVERALL TOTALS: 3957 sq ft, 367 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Tenure: Freehold
 Council Tax Band: G



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 17.05.2024





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 rapport, 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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