



Fieldside  
Templars Way | Sharnbrook | Bedford | Bedfordshire | MK44 1PY

FINE & COUNTRY

# FIELD SIDE



*This exquisite 1930s detached home offers a rare opportunity to acquire a remarkable property with period charm and stunning mature gardens. Occupying an enviable plot of approximately 0.64 acres, the spacious property boasts six generously proportioned bedrooms, four elegant reception rooms, including a magnificent garden room/conservatory. Complemented by a kitchen/breakfast room, utility room, and cloakroom, this home exudes sophistication and versatility. Additionally, there is air conditioning in the principal bedroom suite and the garden room, a luxurious indoor heated swimming pool, ensuring year-round enjoyment, a double garage, and off-road parking.*



# KEY FEATURES

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## Ground Floor

The ground floor is a harmonious fusion of style and functionality. The sitting room and family room, both dual-aspect, radiate warmth with their inviting fireplaces. The family room further impresses with its concealed door leading to a side hall, complete with a log store and direct access to the rear garden. The dining room, showcasing a stunning stone fireplace and exposed wood flooring, seamlessly connects to the breathtaking garden room/conservatory, which connects further to the double garage. The kitchen/breakfast room is fitted in a custom built range of units with granite work surfaces incorporating a sink and breakfast bar. Integrated appliances include an electric double oven, hob and extractor, a dishwasher and fridge. This architectural gem offers an idyllic retreat seamlessly merging indoor and outdoor living with its doors opening onto the garden. Throughout, bespoke wall panelling, intricate ceiling cornices, and ornate ceiling roses add a touch of elegance, and finally there is also a ground floor guest bedroom with en suite.









# SELLER INSIGHT

“ We purchased our beloved home in 1967. The main structure of the property was built in the 1930s, and since then, it has been enlarged several times over the years. The most significant change occurred in the mid-1980s when we acquired the detached house next door, demolished it, and built a new wing. This addition includes an indoor swimming pool, guest facilities, and a large reception room. The house is in excellent structural condition and has been meticulously maintained both inside and out. It retains a traditional style.”

“Fieldside boasts a stunning garden of approximately three-quarters of an acre, featuring mature trees and shrubs. A large garden room with a conservatory overlooks the garden, where sunsets are a spectacular sight. With four reception rooms, the house is ideal for entertaining, complemented by extensive patio areas for outdoor gatherings and a large swimming pool perfect for pool parties.”

“Fieldside was purchased as our first family home, attracted by its countryside location and convenient links to Bedford and Rushden. We appreciated the large garden and the privacy it afforded. Situated in a charming village, the area still boasts local amenities, including a couple of pubs. Sharnbrook Academy is within the catchment area, and there are several private schools nearby in Bedford and Kimbolton.”

“The house is set in a beautiful, secluded semi-rural location, positioned back from a quiet, tree-lined road with fields in front.”

“We enjoy a friendly relationship with many of the neighbours, some of whom have lived on the road for over 50 years, contributing to a strong sense of community.”

“Despite its semi-rural setting, the property is close to numerous amenities, offering the best of both worlds. Nearby are John Gibbard Primary School, Sharnbrook Academy, a veterinary clinic, several convenience stores, a post office, a bakery and café, a pharmacy, a florist, and a delightful farm shop. The village also features The Swan and Two Nicks pub, as well as the Fordham Arms/Spice Tree, a pub and Indian restaurant.”

“What we will miss most are the cherished family memories of this beautiful house and its idyllic location.”\*

\* 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

Ascend to the first floor, where the master bedroom suite awaits, a true sanctuary of luxury. This suite boasts a dressing room, a capacious walk-in wardrobe, and an en-suite bathroom, ensuring the utmost privacy and indulgence. Four additional bedrooms, a study, and a family bathroom complete this level, offering ample space for families or guests.















### Outside

The outdoor spaces are nothing short of extraordinary. The rear garden, a true horticultural haven, is enveloped by mature trees, hedgerows, and timber fencing, providing seclusion and tranquility. Paved seating areas, some nestled beneath charming gazebos, offer idyllic spots for alfresco dining and entertaining. An ornamental pond and water features add a touch of serene beauty, while the manicured lawn, established borders, and mature fruit trees create a verdant oasis. Complementing these natural wonders are practical outbuildings, including a brick-built kennel with an enclosed dog run, a garden machinery store/workshop with a gardeners' WC, and a timber garden shed.

### Location

Nestled in the picturesque village of Sharnbrook, this property is ideally situated amidst a wealth of amenities and excellent educational facilities. The village boasts two reputable schools, including the Ofsted-rated 'Good' Sharnbrook Academy and the Community Sports Centre, opened by London Marathon winner Paula Radcliffe in 2005. Sharnbrook's rich history dates back to Saxon times, evidenced by its Norman church and a charming array of local shops, including a bakery, farm shop, Co-Op supermarket, newsagent, grocer, pharmacy, florist, and a hairdresser.







# INFORMATION

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## Services, Utilities & Property Information

Utilities – Heating Oil, Mains Electricity, Water and Sewerage.

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

## Tenure

Freehold

## Directions

MK44 1PY

## Local Authority

Bedford

## Council Tax Band

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## Viewing Arrangements

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

## Website

For more information visit F&C Microsite Address

## Opening Hours:

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday By appointment only

*Offers over* £ 1,200,000

# FIELDSIDE



Tenure: Freehold

Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	42 E	
21-38	F		
1-20	G		

APPROXIMATE GROSS INTERNAL FLOOR AREA	
MAIN HOUSE:	5130 SQ FT
GARAGE:	390 SQ FT
OUTBUILDINGS:	318 SQ FT
TOTAL AREA:	5838 SQ FT



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 08.07.2024





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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*



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## BEN PERKINS

### LUXURY PROPERTY CONSULTANT

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With over fourteen years of experience in the property sector across Bedfordshire and London, I have established myself as a reputable property consultant. My area of expertise specializes in marketing exquisite homes in the upper quartile of Bedfordshire.

At Fine & Country, we offer an unparalleled bespoke marketing service that sets us apart from all the local competition. Our approach is tailored to the unique qualities of your property, ensuring a world-class experience. We harness the power of cutting-edge technologies, collaborating exclusively with top-tier photographers and videographers. Leveraging our vast network of over 300 Fine&Country locations throughout the UK and worldwide, our international marketing campaigns have an extensive reach. They encompass over 100 international portals, prominent exposure in our prestigious Park Lane showroom in London, prominent visibility on major social media platforms, and presence in our renowned national and international luxury magazines.

I take pride in providing a consultancy-level service and employing exceptional negotiation skills. This guarantees that both sellers and buyers receive the most accurate and valuable information, thereby enhancing their overall experience with Fine & Country. I am dedicated to ensuring your satisfaction throughout the entire process.

THE FINE & COUNTRY  
FOUNDATION

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