



Windy Ridge
Keysoe Row West | Keysoe | Bedford | Bedfordshire | MK44 2JH

FINE & COUNTRY

WINDY RIDGE



Offered with no onward chain and positioned behind private electric gates, WindyRidge has been meticulously extended and refurbished by the current owners. This immaculate and spacious family home provides open plan living, with five spacious bedrooms, four bathrooms, including three ensembles, and fantastic equestrian facilities - all offered on a plot of around ten acres.

For horse enthusiasts, the property features a large 40 by 20 meter arena with professional lighting, allowing you to enjoy riding and training your horses from dawn to dusk. Additionally, there are well maintained stables, a home gym, a 230m² barn/workshop, and two home offices.



KEY FEATURES

Ground Floor

As you step inside, the grand entrance captivates with its exquisite oak and glass staircase, setting the tone for the exceptional craftsmanship and meticulous attention to detail that defines this stunning property. Natural light pours in from a generous skylight on the first-floor landing, illuminating the space and adding to the welcoming ambiance.

At the heart of Windy Ridge lies a magnificent open-plan L-shaped kitchen/breakfast/dining/family room. Here, bi-fold patio doors harmoniously connect the indoor and outdoor areas, creating an idyllic setting for hosting and entertaining. The kitchen is a culinary paradise, featuring oak cabinets, a spacious central island, induction hob, a 4-oven electric AGA, integrated oven and microwave, and a bespoke breakfast island complete with a fitted dual zone wine fridge.

The living room, nestled in the original part of the home, exudes warmth and character with its cozy log burner and exposed brick wall, offering a perfect retreat for relaxation while preserving the home's classic charm.

The utility/boot room effortlessly combines functionality with charm, featuring a traditional pulley system and a stable door that pays homage to the property's heritage, while offering modern-day convenience. For added convenience there is a lavatory on the ground floor and the home also offers ground floor underfloor heating, super fast broadband along with multiple comprehensive internet enabled alarm and CCTV systems.









SELLER INSIGHT

“ Windy Ridge is a superb family house, and the present owners, Sarah and Patrick explain that they had a long held dream to create their perfect home: and finding a rural location in Keysoe, with easy access to multiple local villages, they knew they had discovered their ideal site. Ten years ago, with the completion of Windy Ridge, they fulfilled that dream.

Sarah says the spacious house is designed for ultra comfortable family life and the open plan living area is the busy hub of the home. The well equipped kitchen with its huge island and breakfast bar is perfect for chatty meals, whilst the lounge area is somewhere to relax before the bifold doors, and look across the ten acres of land, with its abundance of bird and animal life to keep you entertained. For a quiet and cosy winter evening you might retire to the snug, pull down the blinds and light the wood burner.

The size and charming location of Windy Ridge has made it the 'go to' party house for family and friends, and Patrick recalls the many milestone celebrations they have marked, including a party for over two hundred guests and hosting a lovely wedding for a family friend.

The family have spent a lot of time in the gym and to exercise whilst looking out over the most wonderful rural views has been a joy. The views are one of the wow factors in this outstanding home, and to wake in the morning to these landscape views is a fantastic way to start each day. Sarah says her daughter has loved looking out of her bedroom window to see her pony in the stable just outside.

The property has good equestrian facilities. There are stables and the menage has professional lighting allowing you to ride and train the horses from dawn to dusk, plus there are many local off road opportunities for safe hacking .

Windy Ridge is perfect for working from home, with the two large offices separate from the house. Patrick reports that the large barn has a huge amount of space and is also an excellent workshop.

The garden is the ten acres of land that make up the property, and it is a tranquil oasis where the sound of bird song, the muntjacs passing through and birds of prey soaring overhead are guaranteed to relax you. There is no better place to be than sitting on the patio with a glass of wine watching the evening sky steal across the fields.

Keysoe is a delightful place to live, with friendly neighbours, an active social scene and the most amazing set of footpaths where you can walk for hours in open countryside with the dogs permanently off their leads. However the children have grown and left home, and the time has come to downsize.

Sarah and Patrick know they will miss the space and the facilities of Windy Ridge but know that another family will appreciate it, and love it ,as they have done. Windy Ridge is a truly exceptional property.”*

* 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

The first floor of Windy Ridge boasts five generously proportioned double bedrooms, all effortlessly accessed via an impressive gallery landing flooded with natural light from a vast skylight. The master suite stands out as a luxurious retreat, featuring floor-to-ceiling windows that bathe the room in light, bespoke fitted wardrobes, and a charming Juliette balcony overlooking the serene rear garden. The en-suite bathroom is beautifully appointed with a walk-in shower and his & hers basins, offering a touch of indulgence. Bedroom 2 is stylishly designed with fitted wardrobes and shares a Jack and Jill shower room with Bedroom 3. Bedroom 4 is a spacious double bedroom with ample natural light, while the guest bedroom comes complete with its own en-suite and fitted wardrobes. A well-appointed family bathroom ensures convenience and comfort for all residents and guests. At the top of the striking oak and glass staircase, a spacious airing and storage cupboard adds to the practicality of this remarkable landing, seamlessly combining style and functionality throughout Windy Ridge.











Outside

Step outside to discover Windy Ridge nestled on an expansive 10-acre parcel of land, offering unparalleled privacy and tranquility. This vast outdoor space serves as your blank canvas, inviting you to create your own personal paradise.

The property is designed for modern living and working, with the double garage thoughtfully converted into two spacious home offices spread across two floors. This setup is perfect for those seeking the ideal work-from-home environment.

For equestrian enthusiasts, the stables are strategically positioned to the side of the property, providing a comfortable and convenient home for your horses. Adjacent to the stables, the large 40-meter by 20-meter riding arena is a dream come true for horse lovers, thoughtfully illuminated for both daytime and night time use, allowing you to indulge in your passion whenever inspiration strikes.

Unwind and rejuvenate in the garden gym, equipped with a wireless hotspot and an air source heat pump for year-round comfort, all controlled by a wireless remote. This personal sanctuary is the perfect place to stay fit and feel your best.

The property also features a versatile workshop, complete with electric doors and a mezzanine floor. Whether you have a passion project or simply need extra storage, including vehicular, this space offers endless possibilities.

The outdoor spaces at Windy Ridge have been meticulously planned, with an expansive patio area strategically positioned just off the bi-fold doors, creating a seamless transition between indoor and outdoor living. This inviting setting is ideal for hosting family and friends. For those seeking relaxation, the pond nestled on the spacious decking area offers a tranquil retreat to unwind and enjoy the serene surroundings.

Location

Nestled amidst the beautiful countryside, there are abundant bridleways on the doorstep providing instant access to the countryside whether hacking or walking. The village boasts a bustling hall hosting various events, from lively bar nights to annual shows.

Just a brief cycle ride away lies Riseley, offering convenient amenities including the welcoming Fox & Hounds Pub & Grill. For leisure activities, Colmworth's golf course and Bolnhurst's Plough are only minutes away. Education options are plentiful, Keysoe has its own primary school with the esteemed Kimbolton private school a short 4-mile drive, and Sharnbrook Academy around 7 miles. Commuters will find the village strategically positioned, equidistant at 10 miles from the railway stations in St Neots and Bedford, offering swift connections to London.







INFORMATION



Services, Utilities & Property Information

Utilities – Mains Water, Electricity & Sewerage. Heating via Oil & Air Source Heat Pump

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 2JH

Local Authority: Bedford

Council Tax Band: G

Viewing Arrangements

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

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

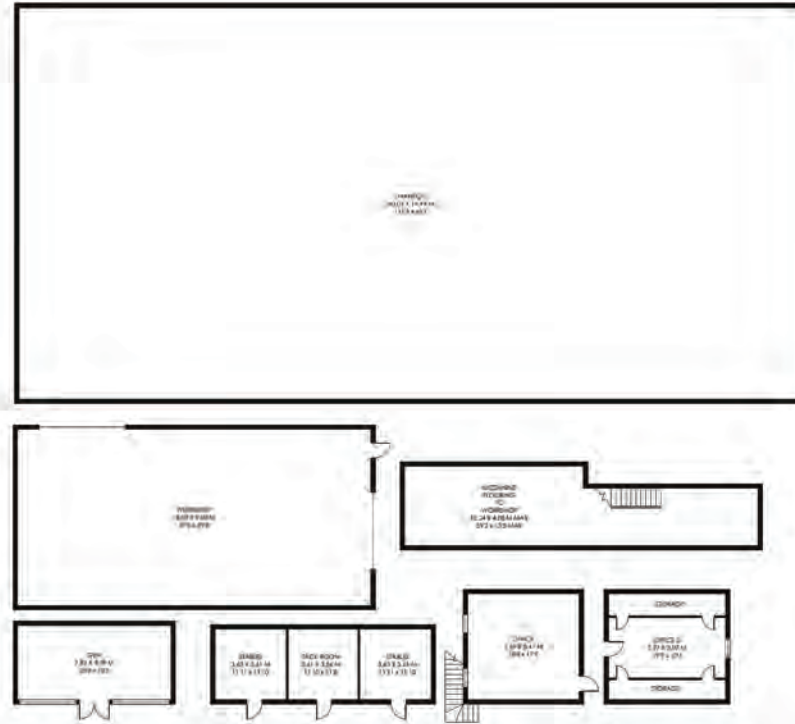
Sunday By appointment only

Offers over £1,750,000

WINDYRIDGE, KEYSOE ROW WEST KEYSOE, MK44 2JH

Tenure: Freehold

Council Tax Band: G



APPROXIMATE GROSS INTERNAL FLOOR AREA
 MAIN HOUSE : 3488 SQ FT
 MANÈGE/OUTBUILDINGS: 12458 SQ FT
 TOTAL AREA : 15946 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 13.05.2024





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*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.

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FOUNDATION

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