



**Kennedy
& Foster**
EXECUTIVE HOMES

1B Cambridge Road, Langford
SG18 9SE

£795,000

A wonderful 4 Bed Detached House located in Langford.

- HIDDEN GEM
- DETACHED MODERN UNIQUE HOME
- VAULTED CEILINGS & LOG BURNER
- FOUR BEDROOMS ON GROUND FLOOR & FIRST FLOOR
- VERSATILE ACCOMMODATION
- MODERN KITCHEN/BREAKFAST/FAMILY ROOM
- WRAP AROUND GARDENS
- PARKING FOR NUMEROUS VEHICLES

A HIDDEN GEM - UNIQUE DETACHED HOUSE - OUTBUILDINGS - PARKING FOR NUMEROUS VEHICLES.

This distinctive family home offers a rare blend of character, versatility, and future potential, all set on a generous plot of approx. quarter-acre. Thoughtfully designed, the property boasts vaulted ceilings and a stunning lounge featuring a prominent log burner. The heart of the home is the expansive kitchen/breakfast/family room, where bi-fold oak doors seamlessly connect the indoors to the private rear garden. Currently configured with four bedrooms, including a 1st floor bedroom with ensuite, the layout offers flexibility for evolving needs. A spacious loft above the kitchen presents an exciting opportunity to add an additional bedroom with ensuite, which potentially could be done under Permitted Development (subject to Building Regulations). The wraparound gardens provide a range of outdoor spaces to enjoy. The rear garden is not overlooked and perfect for relaxation, while the gravelled seating area serves as a sunny haven. For evening dining, the partially walled courtyard, with a Mediterranean vibe, is ideal for al fresco evening dining or simply relaxing. For added convenience, outside there is a separate, brick built office/studio and an expansive workshop. This exceptional home offers a unique lifestyle opportunity. Contact Kennedy & Foster, the sole agents, to arrange your viewing and experience all it has to offer.





Property Description

DOUBLE DOOR OPENING, LEADING INTO:

ENTRANCE PORCH

Slate flooring, vaulted ceiling, boiler, storage and cloaks cupboard, built in solid oak seating, cupboard and drawers, reclaimed sliding barn door leading to:

LIVING ROOM/DINING ROOM

21' 08" x 19' 08" (6.6m x 5.99m) An amazing main lounge with vaulted ceiling, Velux windows to 2 aspects, a modern log burner which provides a cozy haven during the winter months. Reclaimed oak flooring, 2 radiators, ceiling fan, cedar shelving, stairs with galleried landing leading to first floor landing. Opening to kitchen.

KITCHEN/BREAKFAST/FAMILY ROOM

30' 04" x 19' 05" (9.25m x 5.92m) The kitchen living area is enhanced by a large roof window and oak folding doors, creating a light and airy space in the summer, transforming into a warm and inviting family area throughout the year. Soft Closing handleless wall and base units including drawers, pull out larder, wine chiller, induction hob with extractor hood over, dual split oven, combi microwave oven and warming drawer. Integrated dishwasher and waste bins, full height fridge, full height freezer. Large centre island with full stave solid oak work top, cupboards under, breakfast bar seating six. Caple sink with matching mixer tap. Built in laundry cupboard with concealed washing machine and tumble dryer, Karndean flooring with wet underfloor heating. Aluminium double glazed window to front, solid oak bi folding doors leading to rear garden.

HALLWAY LEADING TO:

BEDROOM/STUDY

9' 10" x 6' 11" (3m x 2.11m) uPVC double glazed window to side, radiator.

SHOWER ROOM

Walk in shower with thermostatic controls, vanity sink with drawers under, low level W.C, heated towel radiator, extractor, electric under floor heating.

BEDROOM

11' 02" x 10' 16" (3.4m x 3.45m) uPVC double glazed window to side, radiator.

BEDROOM

14' 09" x 10' 00" (4.5m x 3.05m) Fitted wardrobes, wall lights, radiator, uPVC double glazed window and door to kitchen.

GALLERIED FIRST FLOOR LANDING

Door to:

BEDROOM

21' 04" x 11' 08" (6.5m x 3.56m) Velux window to one elevation and eaves storage.

ENSUITE

3' 11" x 8' 10" (1.19m x 2.69m) Electric underfloor heating, Velux window, wall mounted Aquaroc vanity sink with drawer, back to the wall toilet with concealed cistern, shower with thermostatic mixer, extractor.





OUTSIDE

GARDENS

Gated entrance with parking for numerous vehicles. A further 5 bar gate opening on to shingled path and front lawn. The York stone path with mature wisteria covered pergola, leads to the double front doors. Rear is mainly laid to lawn with shrubs and trees. Various seating areas around the property to make the most of the sunlight throughout the day and evening.

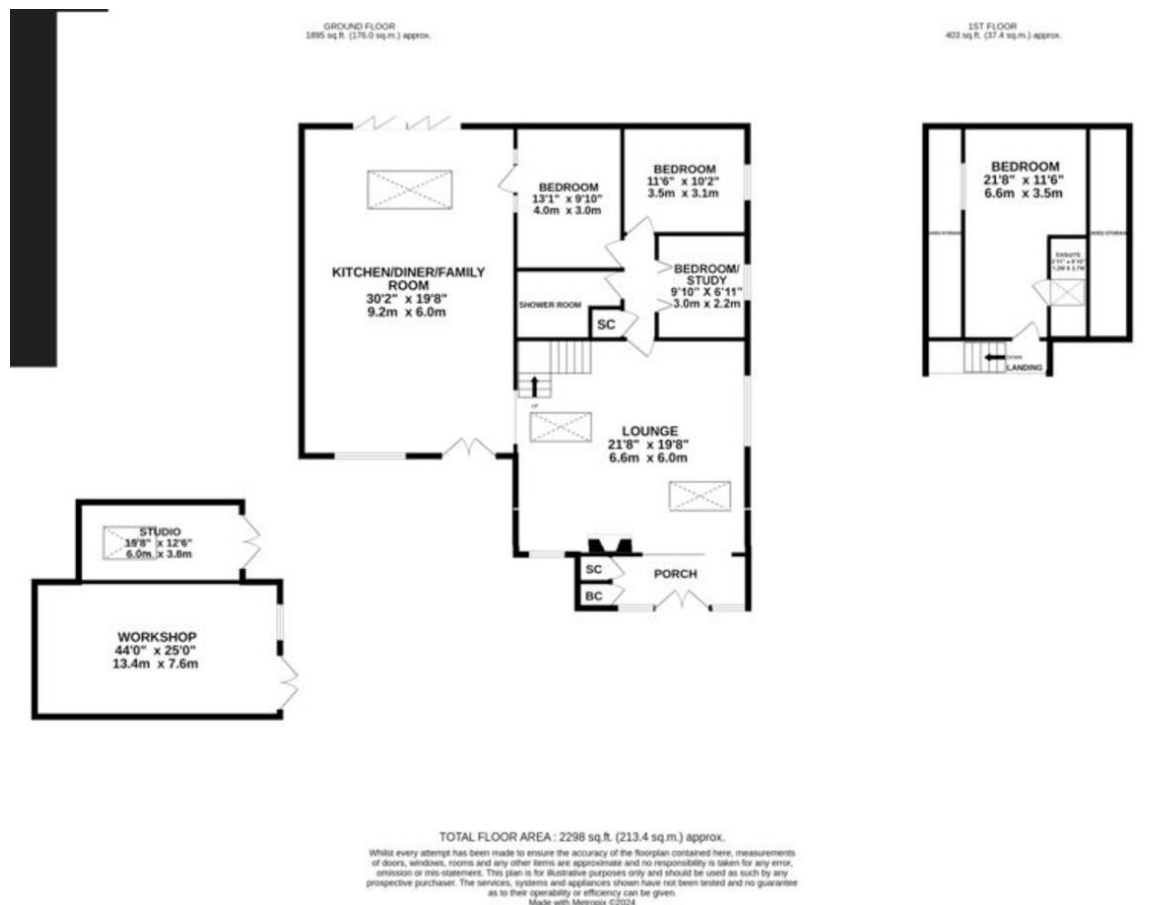
OFFICE/STUDIO

19' 06" x 10' 03" (5.94m x 3.12m) With water and electric supply, sink and storage, air source heat pump to heat or cool, sky light.

WORKSHOP

44' 00" x 25' 00" (13.41m x 7.62m) A very large workshop ideal for many uses with high ceilings, power and light, double doors which are approx. 2.5m high, offer great versatility and a variety of uses.





COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

VIEWINGS

Strictly by prior appointment with the agent.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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