



**Kennedy
& Foster**

9 Eagle Farm Road
Bigglswade
SG18 8JH
£650,000

- UNIQUE CHARACTER PROPERTY STEEPED IN HISTORY
- FOUR BEDROOM SEMI DETACHED
- FAMILY HOME DATING BACK TO 1889
- ANNEX POTENTIAL
- SEPARATE RECEPTION ROOMS
- LARGE ENGLISH COUNTRY GARDEN
- WITHIN WALKING DISTANCE TO TOWN CENTRE & TRAIN STATION
- EARLY VIEWING ADVISED TO AVOID DISAPPOINTMENT



Steeped in history, originally part of the Stratton Manor Estate, this unique semi-detached character home dates back to 1889. Positioned in a non-estate prime location within easy reach of the town centre and train station, the property benefits from separate reception rooms, annex potential and boasts a wealth of character and features to include open fireplace, exposed wood floors and internal doors with Suffolk latch fittings. To compliment this beautiful property is a large English country garden with brick built outbuildings and a summer house. In addition to a traditional area laid to lawn and surrounded by mature shrubs the garden includes an area of wildflower meadow.

WOOD PANELLED FRONT DOOR INTO:

ENTRANCE HALL

Stairs rising to first floor with built in cupboard under, chequered quarry tiled floor, exposed panelling to wall, glazed panel door to bathroom. Panelled door to kitchen.

BATHROOM

Double glazed window to side aspect, close coupled W.C, pedestal basin, rolltop bath on feet with shower attachment over and screen, tiled splash back with decorative border tile, heated towel rail, quarry tiled floor, spotlights to ceiling.

KITCHEN

12' 6" x 10' 7" (3.81m x 3.23m) Window to rear aspect, range of refitted eye level and base units with wood work surfaces over, ceramic single bowl sink, basket drawers, built in dishwasher, fridge, space for dual fuel range style oven with gas hob, molded tile floor, wall mounted radiator, panelled latch doors to lounge and dining room.

LOUNGE

14' 4" into bay x 10' 7" (4.37m x 3.23m) Double glazed bay window to front aspect with fitted seat and storage under, exposed wood floor, wall mounted radiator, stained glass window to side aspect, cast iron fireplace with tiled surround and hearth.

DINING ROOM

16' 4" x 10' 3" (4.98m x 3.12m) Double glazed window and patio doors to garden, double glazed window to front aspect, wall mounted radiator, double glazed door to side, oak floor, exposed beams to vaulted ceiling, panelled door to annexe.

FIRST FLOOR LANDING

Two double glazed window to side aspect, exposed panelling to walls and beam to ceiling, exposed panelled doors to:

BEDROOM ONE

11' 9" max x 10' 8" (3.58m x 3.25m) Double glazed window to front aspect, wall mounted radiator, exposed beams to ceiling.

BEDROOM TWO

12' 6" x 7' 3" (3.81m x 2.21m) Single glazed window to rear aspect, wall mounted radiator. Access to loft space.

BEDROOM THREE

9' 9" x 7' 1" (2.97m x 2.16m) Double glazed window to side aspect, wall mounted radiator.

CLOAKROOM

Exposed panelling, close coupled W.C, pedestal mounted wash hand basin with tiled splash back, step up to eaves storage area with window to side aspect.

ANNEXE HALLWAY

Oak floor, door to garage, stairs rising to first floor aspect, spotlights to ceiling, fitted coat and boot rack with storage under, wall mounted radiator.

FIRST FLOOR ACCOMMODATION

stairs rising into:

STUDY

9' 3" x 5' 6" (2.82m x 1.68m) uPVC double glazed window to rear and side aspect, oak effect floor, access to loft space, coving to ceiling with recess spotlights, glazed panel door to:

BEDROOM FOUR

11' 4" narrowing to 18' 5" x 8' 7" narrowing to 4' 2" (3.45m x 2.62m) uPVC double glazed window to front aspect, wall mounted radiator, panelled doors to eaves storage, coving to ceiling, panelled door to:

ENSUITE

Walk in shower unit, pedestal mounted wash and basin, uPVC double glazed window to side aspect, tiled splash back with decorative border tile, wall mounted radiator.

FORMER GARAGE NOW USED AS STORAGE

28' 1" x 5' 1" (8.56m x 1.55m) (8' 2" x 8' 8") Twin glazed doors to front and rear, power, light and mains water, currently used as storage, door to annex, wall mounted combi boiler.

FRONT GARDEN

Shingled driveway providing off road parking for several vehicles, enclosed by low level brick wall and twin gates.

OUTSIDE REAR

Paved patio area, steps down to garden: Attractive established garden, laid to lawn with extensive plant and shrub borders, enclosed by timber panel fencing, double doors to rear of garden.

Paved area with water fountain and arbor seat, walk under trellis leading to rear of garden, mainly wildflowers with wildlife pond, raised sleeper beds to allotment area surrounding by pebbles border, wood chip potting area with space for small greenhouse and compost bins.

OUTHOUSE

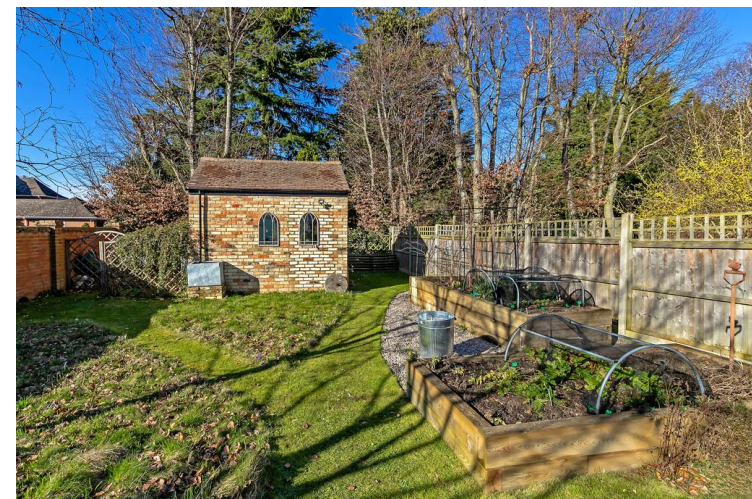
9' 9" x 8' 5" (2.97m x 2.57m) Currently used as utility room, window to side aspect, ceramic sink with drainer. Fitted eye level & base units with work surface over, space for washing machine, dryer, fridge & freezer, original bread oven.

BRICKBUILT OUTBUILDING

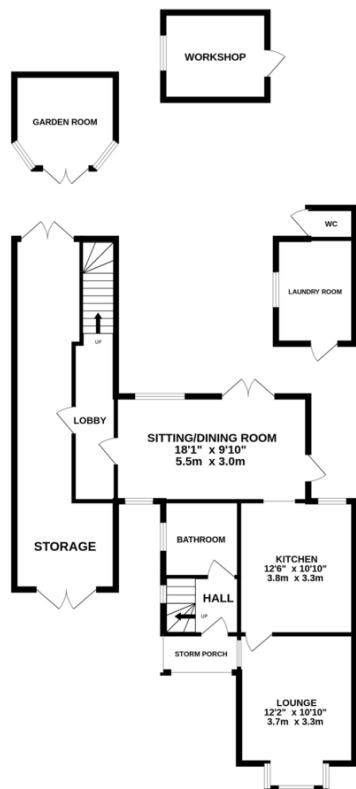
11' 2" x 8' 6" (3.4m x 2.59m) Could be used as workshop or office, frosted window to side aspect, power and light, external tap.

SUMMER HOUSE

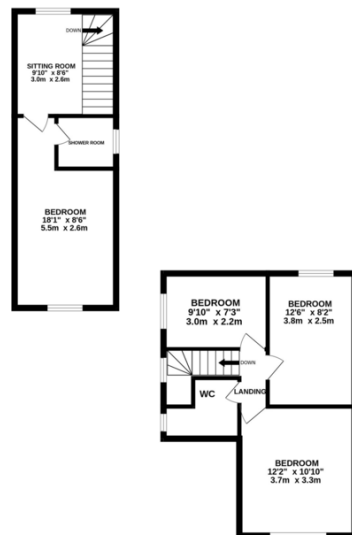
9' 7" x 9' 5" (2.92m x 2.87m) Timber framed with windows to three aspects, power and light, wood tiled roof, external power sockets.



GROUND FLOOR
1131 sq.ft. (105.1 sq.m.) approx.



1ST FLOOR
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 1774 sq.ft. (164.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 12/2025

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 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