



STRATFORD ROAD, SANDY,
BEDFORDSHIRE, SG19 2AB

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ROA

SG19

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HOME FEATURES & SPECIFICATIONS

A unique five double bedroom detached family country home grade 2 listed of 3400 square feet accommodation. The property is part 350 years old and substantially extended for family living. It is set in secure 1.4 acres of garden and wildflower meadow close to all amenities with good rail and road links and a network of bridleways close by for country and woodland walks through and around the picturesque RSPB Headquarters.

5 DOUBLE BEDROOMS THE MASTER WITH EN SUITE

2 FAMILY BATHROOMS

LARGE LOUNGE

2 FURTHER RECEPTION ROOMS

COUNTRY STYLE KITCHEN

2 ATTIC ROOMS SUITABLE FOR HOBBIES OR GAMES

UTILITY ROOM WITH DOWNSTAIRS WC

LARGE PATIO WITH BUILT IN BBQ

SEPERATE BARN OFFICE

OUTBUILDINGS

SECURE GATE CONTROLLED ACCESS WITH PARKING FOR APROXIMATELY SEVEN CARS.

PRICE

Offers over
£1,200,000 STC

LOCAL AUTHORITY

Central Bedfordshire Council

COUNCIL TAX

Band F

TENURE

Freehold

KITCHEN & RECEPTIONS

The ground floor features a range of spacious and adaptable rooms that suit both everyday living and entertaining. The kitchen showcases traditional country style and is paired with a separate utility room. Three well-proportioned reception rooms offer flexibility for dining, relaxing, or working from home, all arranged to provide a natural and functional flow throughout the property.



Lounge



Kitchen/Dining

BEDROOMS & BATHROOMS

Upstairs, five spacious double bedrooms offer comfort and flexibility for family living. The principal bedroom benefits from an en-suite, while two additional bathrooms serve the remaining rooms. Two attic rooms provide further space for hobbies, storage, or creative use, adding to the home's generous and versatile layout.



Principal Bedroom Suite



Bathroom



Bedroom



Bedroom



Patio



Garden

Set within 1.4 acres of private grounds, the property features landscaped gardens, a wildflower meadow, and a generous stone patio with a built-in BBQ—ideal for outdoor dining and entertaining. Secure gated access leads to ample parking for up to seven vehicles, along with a range of useful outbuildings including a separate barn-style office. Located on the outskirts of the historic market town of Sandy, the home enjoys easy access to local shops, schools, and transport links, with beautiful countryside walks and the RSPB nature reserve just moments away.

FLOOR PLANS & EPC

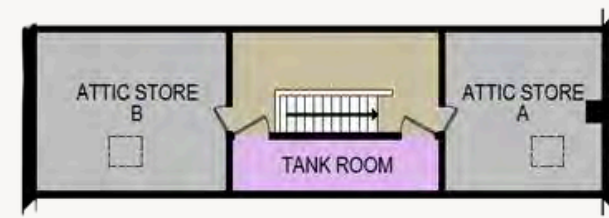


Ground Floor
1,699.40 sq ft (157.88 sq m)
approx



First Floor Plan
1,685.4 sq ft (156.58 sq m) approx.

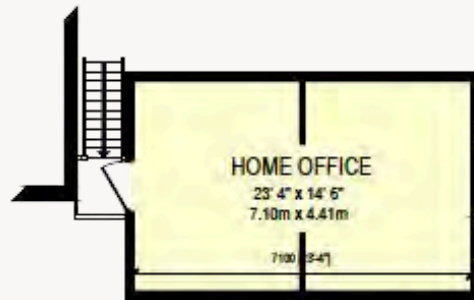
APPROX. FLOOR AREA
3,384 sq ft (314.46 sq m) approx.



Attic Storage Plan
522.6 sq ft (48.60 sq m)
max. approx.

FLOOR PLANS & EPC

OUTBUILDINGS



Home Office @ First Floor
336.3 sq ft (31.24 sq m)



Garden Store @ Ground Floor
336.3 sq ft (31.24 sq m)

EPC RATING

E

Certificate No.

1820-0048-0001-2001-1503

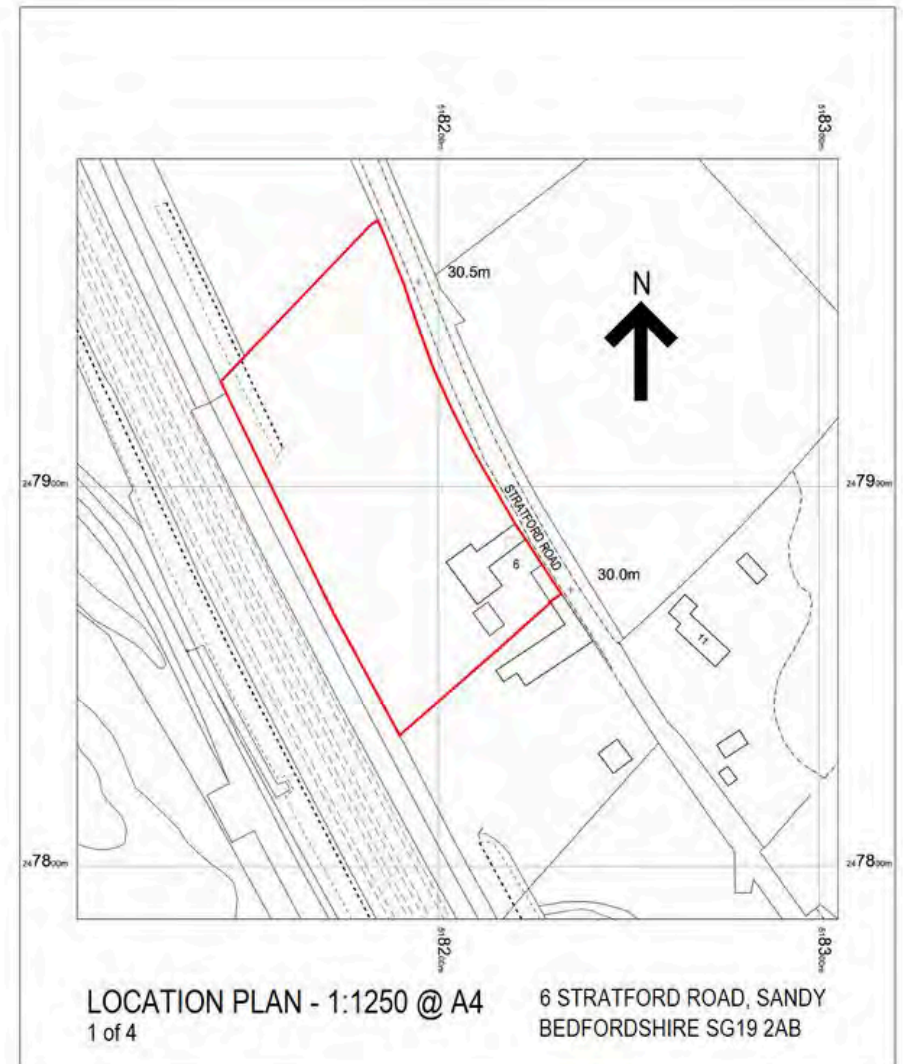
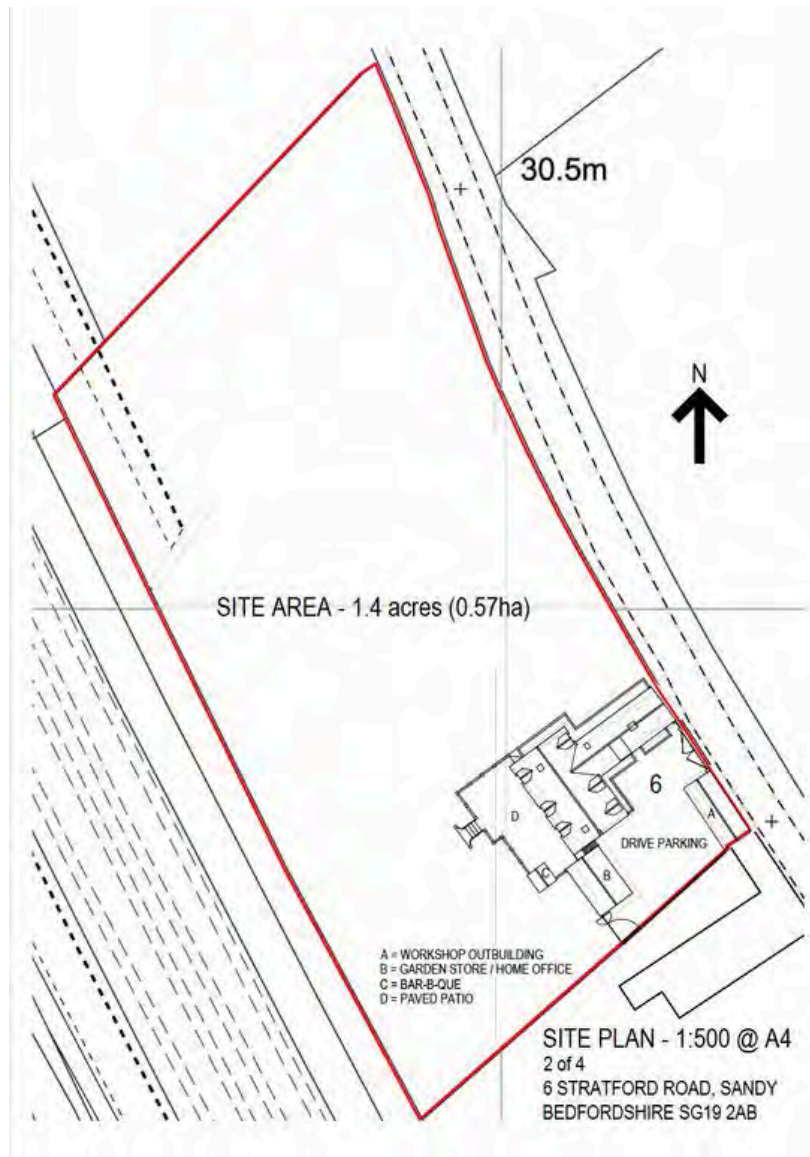
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Workshop / Woodstore
324.6 sq ft (30.16 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 viewer.

SITE PLANS



GET IN TOUCH

CONTACT INFORMATION

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