



33 Top End, Renhold, Bedford MK41 0LR











33 Top End  
Renhold  
Bedford  
MK41 0LR

Price £1,200,000

Superb detached family home on a large plot with garage and gym complex...

Rarely available family home

Cloakroom

Open plan kitchen

Three receptions

Four bedrooms

Three bath/shower rooms

Gas central heating

Garage and gym complex

Mature 0.71 acre plot

Rural outlook



- Council Tax Band G
- Energy Efficiency Rating C





We are delighted to bring to the market, "The Old Forge" which is a fabulous detached Potton Timber family home, constructed in 2011 and occupying a superb mature plot of around 0.71 acres (sts).

It is located in Top End Renhold with countryside views to the rear and is set in a location that is very peaceful and rural yet within easy reach of amenities by car. The house is set well within its plot and has a gated sweeping driveway from the highway, with an additional vehicular right of access to the side.

Inside, the entrance hall is welcoming with oak flooring and stairs which rise to the first floor and make the most of the vaulted ceiling and galleried landing. Set to the rear of the property, the country style kitchen with its triple aspect views out over the garden includes a wide range of bespoke, made to measure, painted units with wooden worktops and there is a range style cooker, an integrated dishwasher and an under counter fridge. It is a large room offering open plan living and is capable of housing a breakfast table and also hosting a seating area and has bi-folding doors which open directly out to a raised sandstone patio.

There is a large dual aspect living room with an inglenook fireplace which contains a wood burning stove. There is also a separate dining room, which could suit use as a family room and there is a separate study. Also on the ground floor there is a utility room with space for an American style fridge and a cloakroom.





On the first floor there is a superb master bedroom which has an en suite and a vaulted ceiling and doors out to a balcony which is perfectly set for the rural views. The guest bedroom also has an en suite facility and there are two further bedrooms and a family bathroom.

The property has gas fired central heating, served by a recently replaced boiler, and the windows are double glazed throughout. The ground floor has underfloor heating with radiators on the first floor.

Outside there is extensive parking on a gravel driveway which leads to a detached barn style garage complex consisting of a double width garage and an adjoining multi-purpose room, which is fully insulated and has electric underfloor heating and is currently used as a gym. It also has attic storage space.

Much effort has been made into landscaping the gardens. They are largely laid to lawn but with a superb range of mature shrubs, trees and hedges. To the rear of the house, the raised Indian Sandstone patio has retaining sleepers, a pergola and is offers further shrubs and plants. There is also an oak framed log store and an electric car charging point.



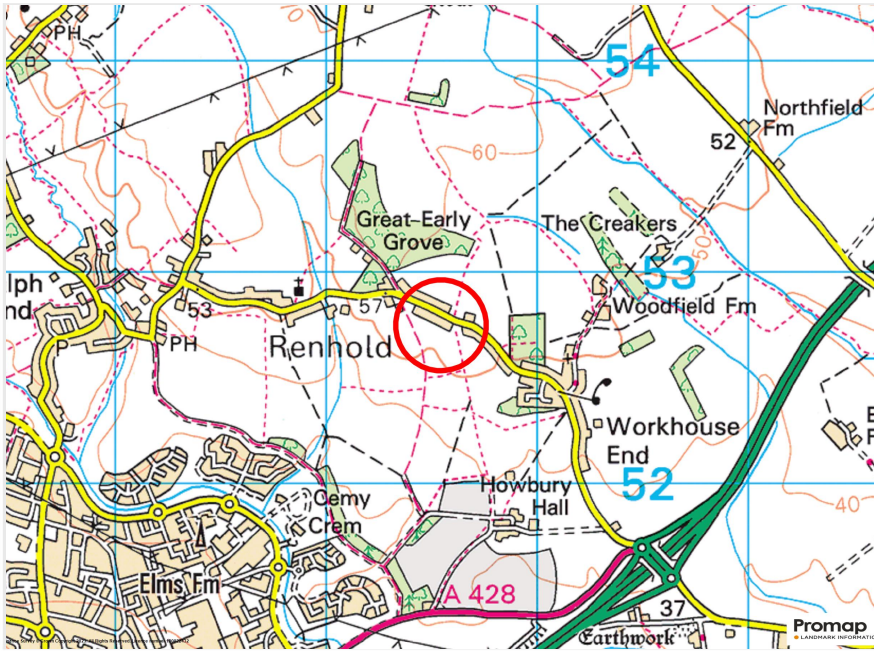
Renhold offers its own highly popular Primary School and Public House and is very well placed for access to both Bedford and to Bedford's southern bypass (A421) linking the A1 to the M1.

Bedford offers a wide range of shops and services together with excellent schooling, both private and state, and the property is just four and a half miles from Bedford's mainline station with regular services to the capital and other popular destinations.









Bedford Railway Station 5 miles • Milton Keynes Station 24 miles • A1 Black Cat Roundabout 5 miles • M1 Junction 13 14 miles • Luton Airport 28 miles • Stansted Airport 47 miles • London 60 miles





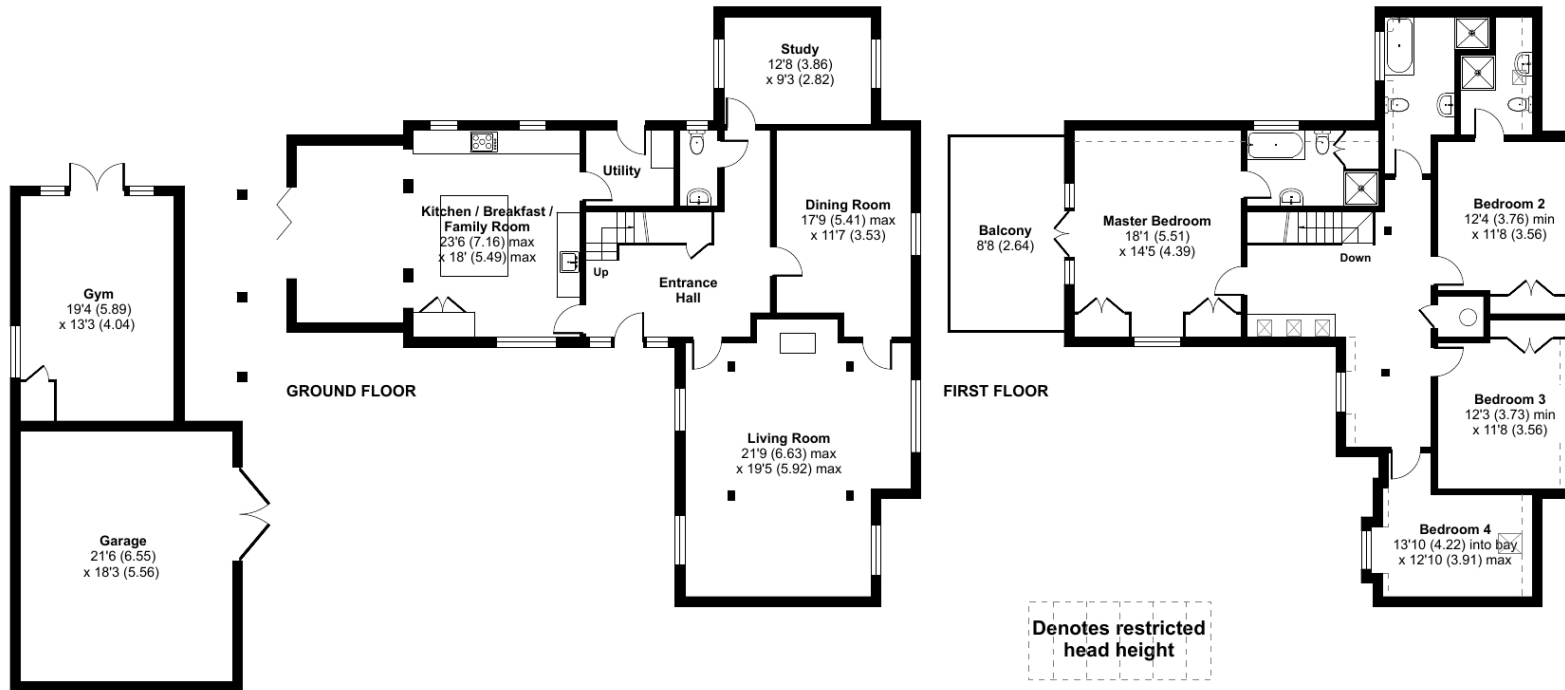
# Top End, Renhold, Bedford, MK41

Approximate Area = 3261 sq ft / 302.9 sq m (includes garage & gym)

Limited Use Area(s) = 63 sq ft / 5.8 sq m

Total = 3324 sq ft / 308.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Lane & Holmes. REF: 1024689



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Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

