



45 Chaucer Road, Bedford MK40 2AL







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Bedford
MK40 2AL

Guide £850,000- £875,000

Stunning Victorian villa in the popular Poets area...

Victorian villa retaining many original features

Over 3,000 sq ft to four storeys, including a cellar

Beautifully bright, with bay windows and high ceilings

Versatile living areas, open kitchen/dining room/snug

Seven bedrooms, bathroom, shower room, two cloakrooms

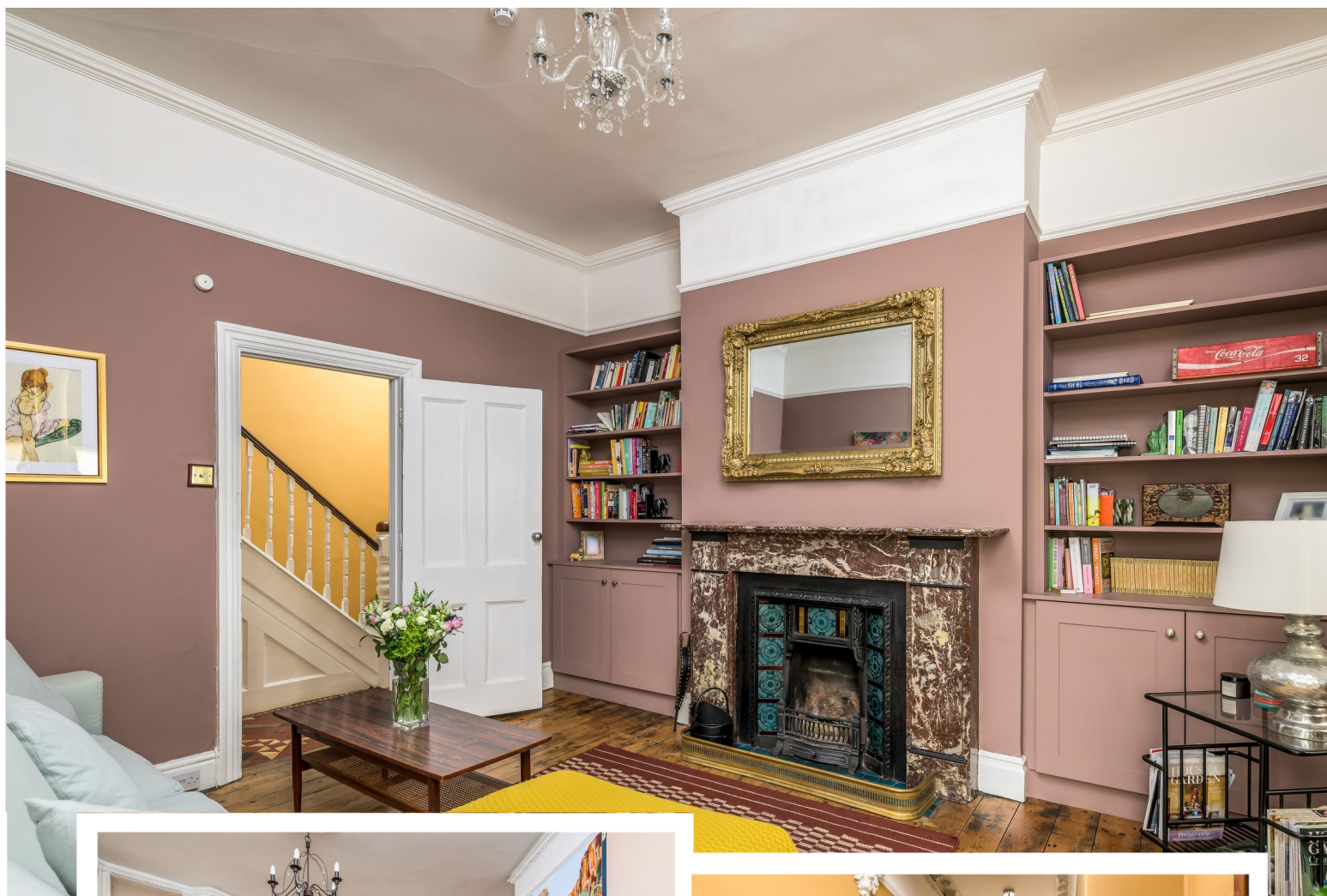
Mature plot, with rear garden ideal for entertaining

Gravelled driveway for two cars, one behind gates

Easy access to Bedford centre and the Harpur Trust



- Council Tax Band F
- Energy Efficiency Rating D



Polam House is a stunning Victorian villa showcasing history, high character and exquisite style. The outside space is superb, there's a driveway for private parking, and the Poets' area is perfect for commuters.

Accommodation

Built in 1876 and once part of Polam School, Polam House was designed by Basil Champneys, the same architect as Bedford Girls' School, Oxford and Cambridge colleges and Manchester's John Rylands Library. There's lots to learn about the home, with much of its earlier life still seen. Original features have been wonderfully preserved, including tiled floors, working fireplaces, high skirtings and ornate cornices and ceiling roses. Wooden floors have been recently varnished too. The accommodation is decorated in Farrow & Ball and beautifully bright including tall bays and high ceilings. Each room is individual, with interiors distinctive of the Victorian era.

The large living areas are versatile, with options for both formal and informal use. At the back of the house is the newly fitted kitchen, connected to a dining/snug space and united with the garden via bi-fold doors. There's extensive blue Shaker cabinetry and white veined surfacing, a ceramic Belfast sink and gaps for appliances. Adjacent to the kitchen is a conservatory, creating a sunny breakfast spot.



Upstairs are seven double bedrooms, with the full-width principal to the front, a guest bedroom tucked at the back and the second-floor space ideal for granting older children independence, whether for homework or to hang out.



Many of the bedrooms have built-in cupboards, there's a loft from the landing and a cupboard under the stairs and the cellar affords substantial storage. The first-floor laundry room means no carrying a full basket up and down stairs and this also acts as a plant room, housing the boiler and the hot water tank.

There's both a bathroom and a shower room here, plus two cloakrooms. The bathroom was recently replaced in a period style fitting for the home. There are dual Burlington basins and a roll top, claw foot bath with a waterfall shower over.

Outside

The rear garden at Polam House is stocked with all sorts, from redcurrants and rosemary, to newly planted eucalyptus and magnolia. The huge fig tree produced 150 figs last year! Trees, hedging and walled boundaries screen the garden, providing privacy. From the house, there's a deck with inset lighting, followed by an artificial lawn. To the end is a generous and secluded seating area, where trickling water from a small pond adds to the tranquillity and power allows for plugging in heaters.

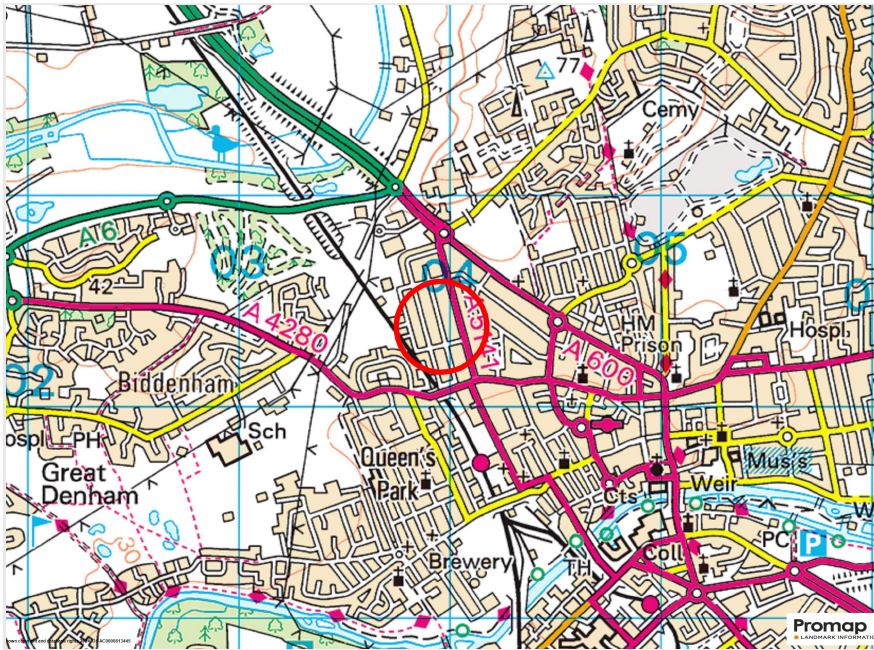
To the front is a gravelled driveway for off-road parking, with one of two spaces behind gates. There's a tiled path to the porch and the stained-glass front door and a side passageway with space for sheds, more seating and to store bins out of sight.

Area

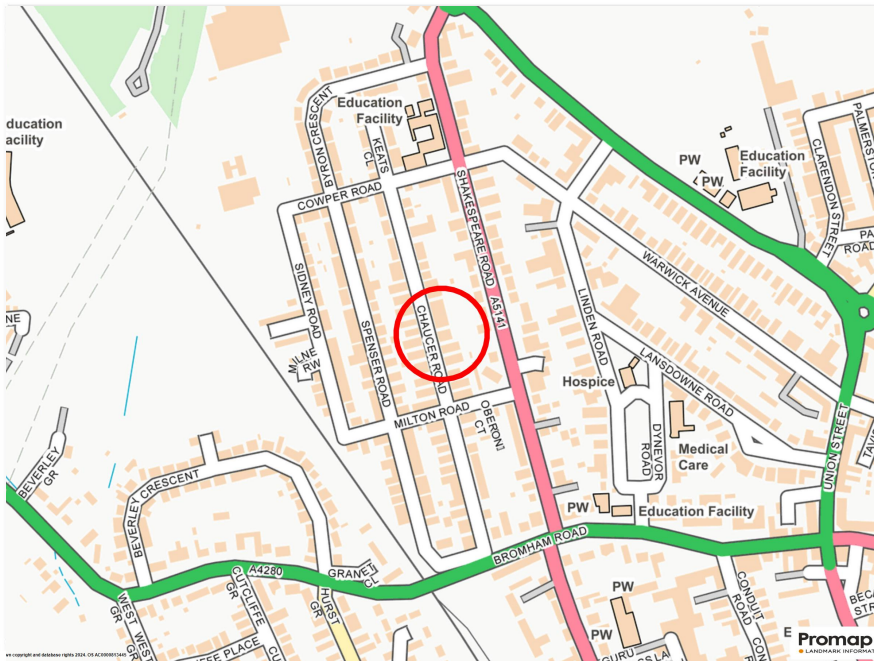
Chaucer Road is a tree-lined street just half a mile from the station and close to Bedford's popular parks and riverside embankment. All the town has to offer is on the doorstep, including various restaurants, cafés, events for all ages and a fantastic sports' scene.







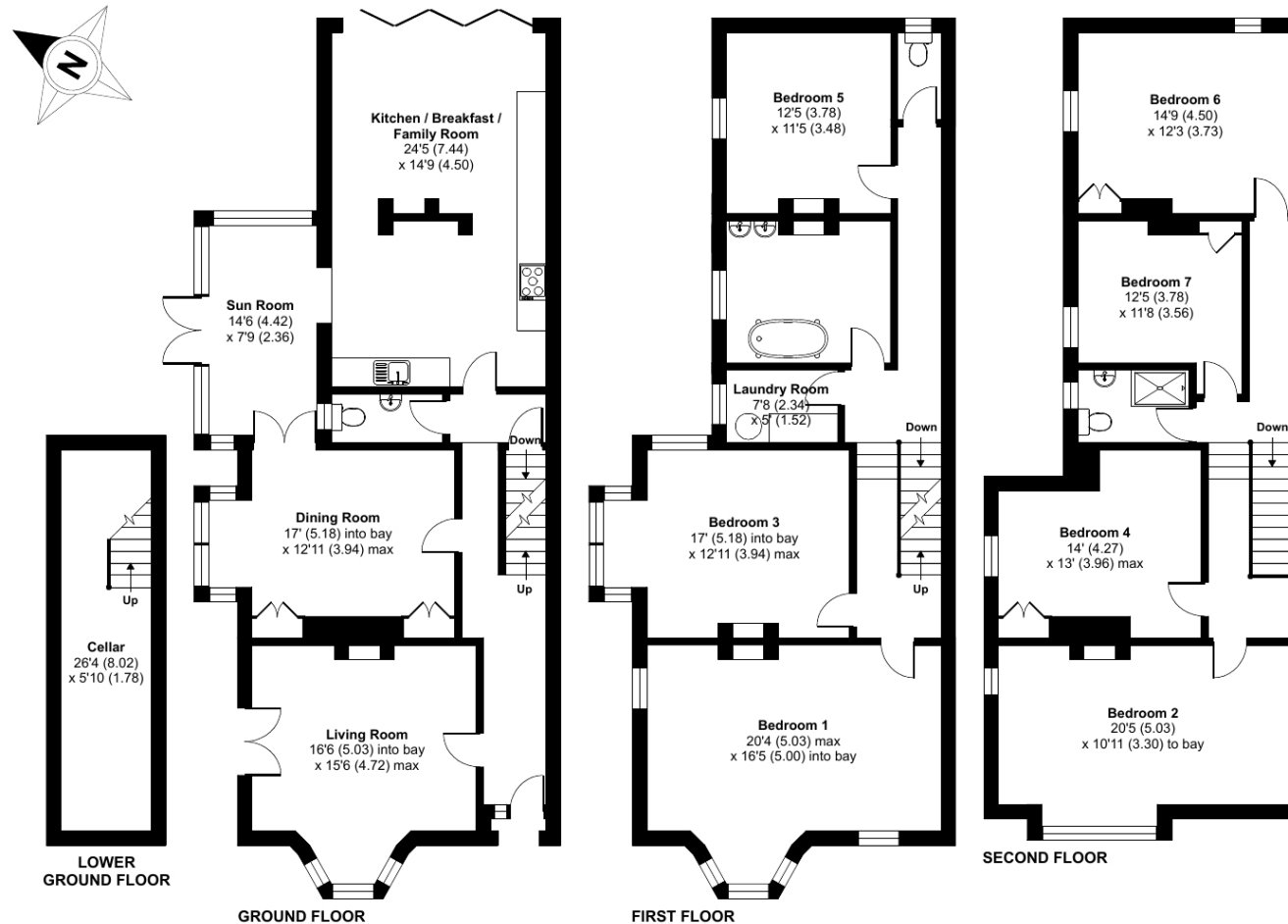
Bedford Railway Station 1 mile • Milton Keynes Station 17 miles • A1 Black Cat Roundabout 11 miles • M1 Junction 13 12 miles • Luton Airport 22 miles • Stansted Airport 46 miles • London 59 miles



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Approximate Area = 3194 sq ft / 296.7 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 2024. Produced for Lane & Holmes. REF: 1173298



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