



Alexandra House, 1A Rothsay Gardens, Bedford MK40 3QA







Alexandra House
1A Rothsay Gardens
Bedford
MK40 3QA

Price £1,175,000

Exceptional five-bedroom
home within walking distance
of Bedford's Embankment...

Beautifully constructed executive home

Very sought after location

Nearly 3,000 sq. ft. of accommodation

Two principal reception rooms

Kitchen/breakfast room

Five bedrooms

Two en suite bath/shower rooms

Home office

Double garage

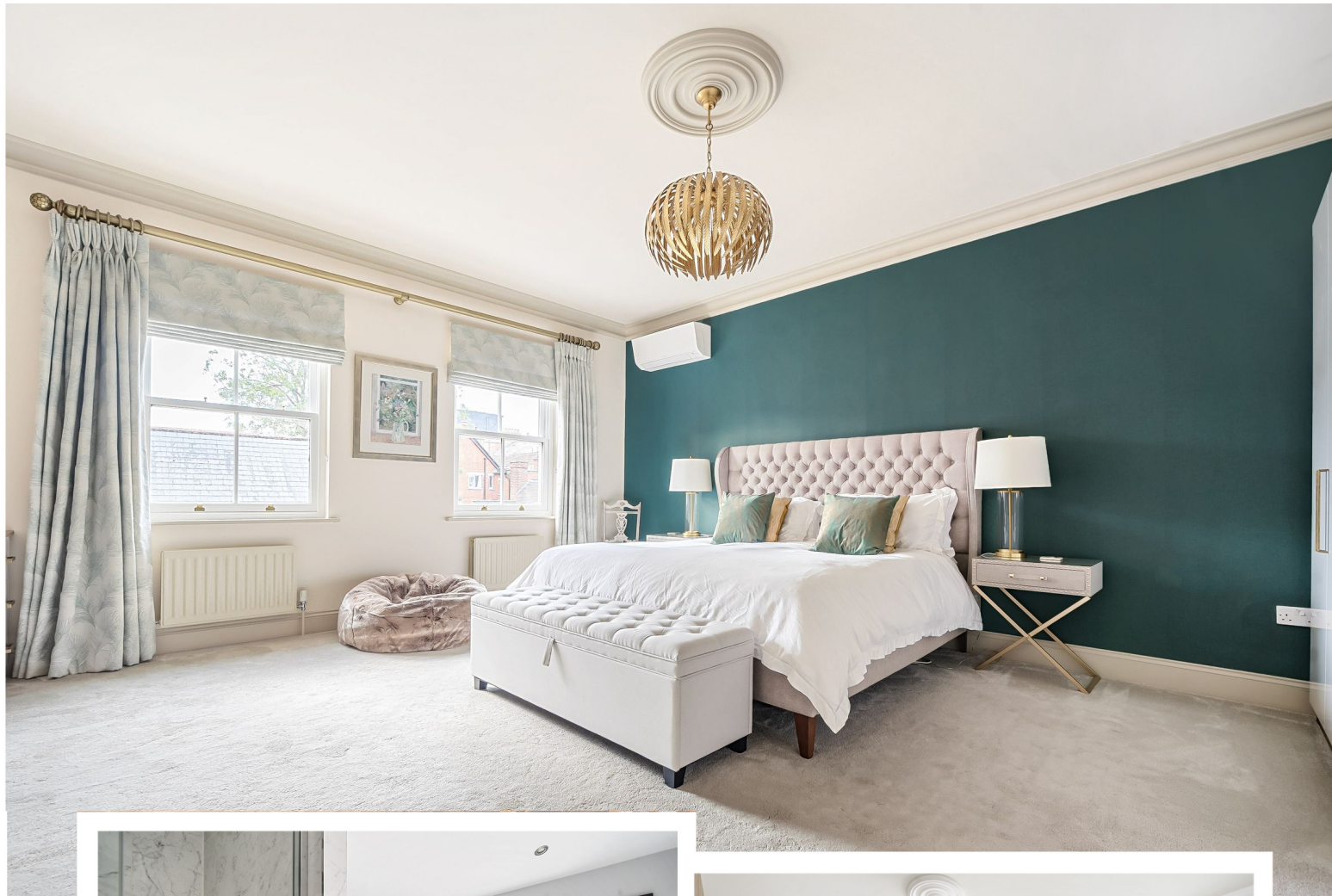
Gated access

Parking for up to six vehicles

Freehold



- Council Tax Band G
- Energy Efficiency Rating C



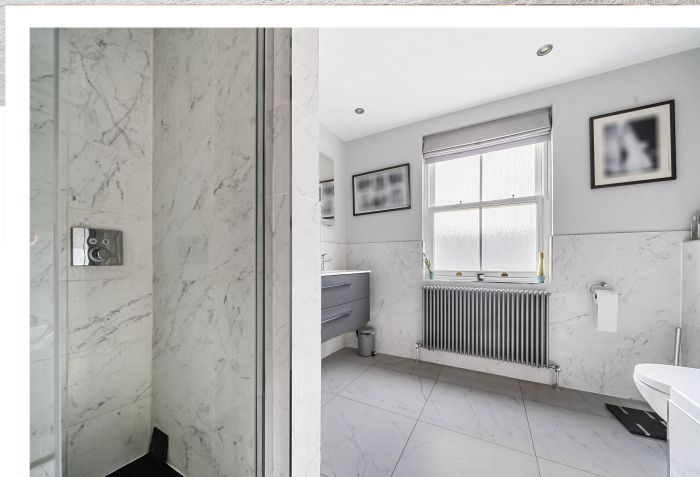
This is a wonderful opportunity to acquire a much loved and beautifully presented home located on this premier road within walking distance of Bedford's famed Embankment, the Harpur Trust schools, the town centre and the Castle Quarter.

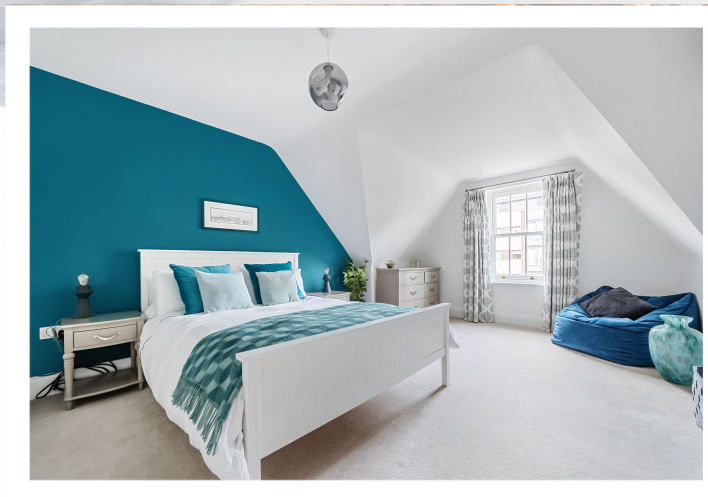
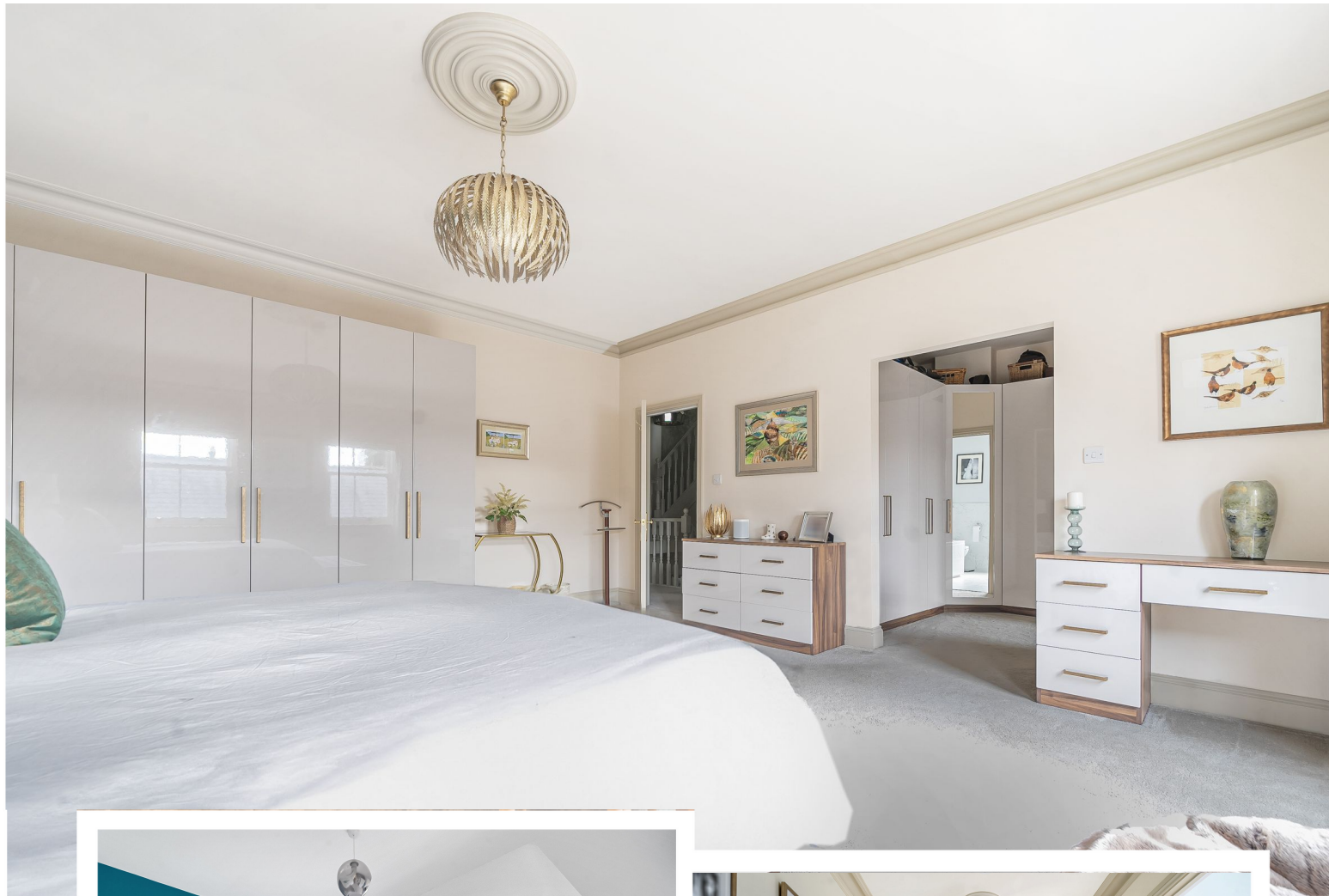
The property was constructed in 2005 and offers just shy of 3,000 square feet of very well designed accommodation over three levels.

A spacious hall allows access to the two principal reception rooms that both offer a wealth of features. The bay-fronted dining room is located at the front of the home and offers bespoke fitted storage and shelving and has solid oak flooring. The living room flows through to the kitchen/breakfast area and benefits from heaps of natural light. There is also an attractive gas fire and ornate coving creating a beautiful space to enjoy all year round.

The kitchen occupies the rear of the property, overlooks the garden, and offers stylish units and many fitted appliances as well as underfloor heating. The kitchen flows through to the matching breakfast area featuring a central island with an integrated Tepanyaki induction hob, well placed as from here there is direct access through Bi-folding doors to the garden utilising al-fresco cooking and dining for those sunnier evenings.

Heading to the first floor there are two most impressive principal bedrooms, of which the largest offers a walk-in dressing room and a four-piece en suite, the other also has an en suite shower room and both have the benefit of air conditioning.





The top floor offers a further three bedrooms, a home office and a shower room.

Externally, the garden offers the perfect space for entertaining and relaxing. There is a raised decking area to the end of the garden offering shade under a wooden pergola with a fitted brick-built pizza oven. The garden also offers access to a spacious double garage with parking for two vehicles in front, the garage door is electrically operated facilitating further parking if you wish along with a boarded tier offering ample storage.

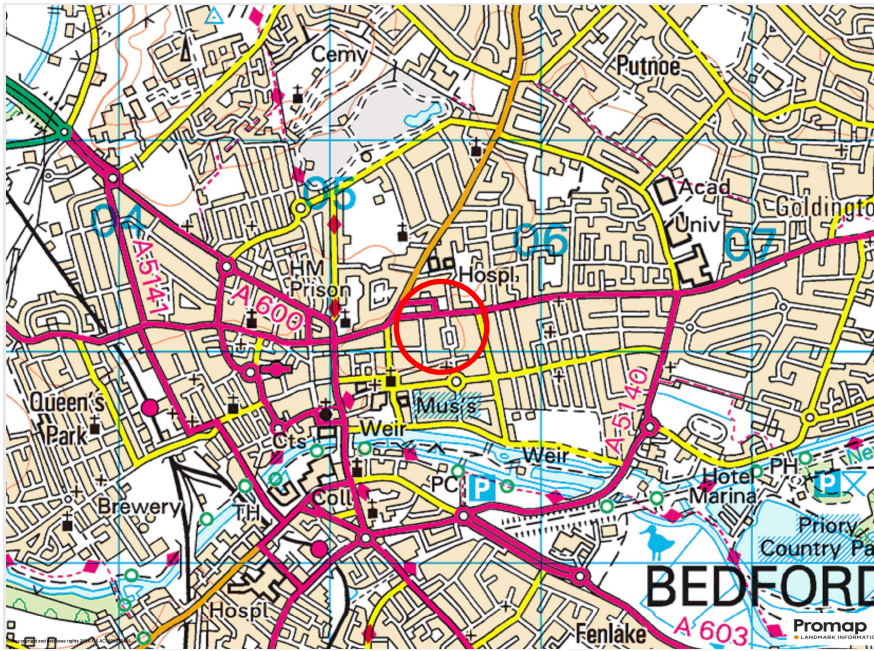
The front of the property is most attractive to the eye, the driveway is accessed by cast iron gates and offers parking for at least three vehicles and has been beautifully landscaped with bushes and trees with an attractive boundary wall.

Rothsay place is just so well located with so much within walking distance, not just the River Great Ouse where cafes, restaurants and bars can be found but also schools, Bedford School for Girls is just the other side of the river (there is a bridge!) and Bedford School for Boys is also very conveniently placed.

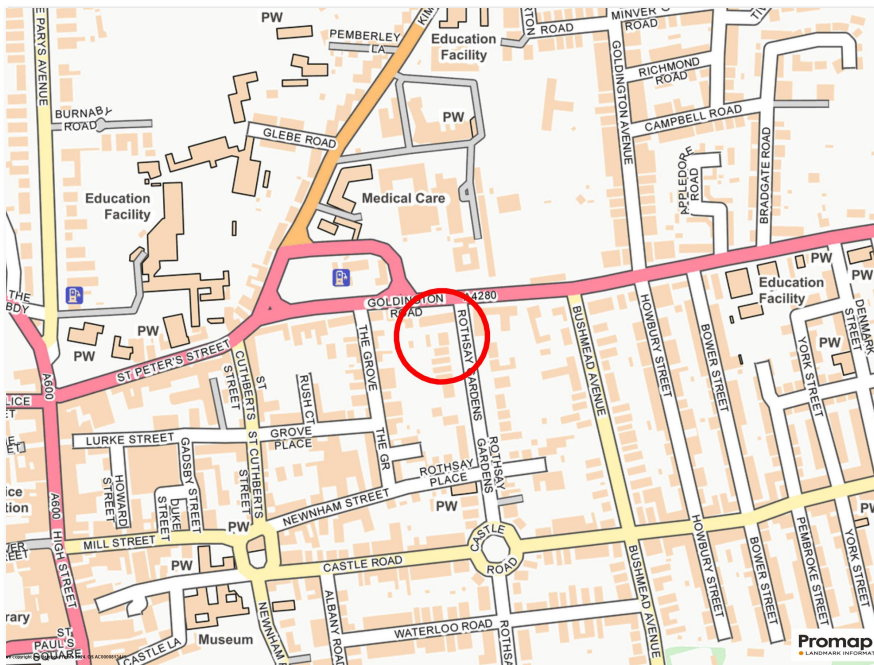
There are so many cultural opportunities as well as excellent local shopping along Castle Road where bars and restaurants are also in abundance with a variety of independent establishments.

There is easy access to Bedford's town centre and also Bedford's mainline station offering fast and frequent services to the capital and beyond. Bedford's southern bypass links the A1 to the M1.





Bedford Railway Station 1 mile • Milton Keynes Station 18 miles • A1 Black Cat Roundabout 8 miles • M1 Junction 13 11 miles • Luton Airport 22 miles • Stansted Airport 46 miles • London 58 miles



Rothsay Gardens, Bedford, MK40

Approximate Area = 2869 sq ft / 266.5 sq m (excludes garage)

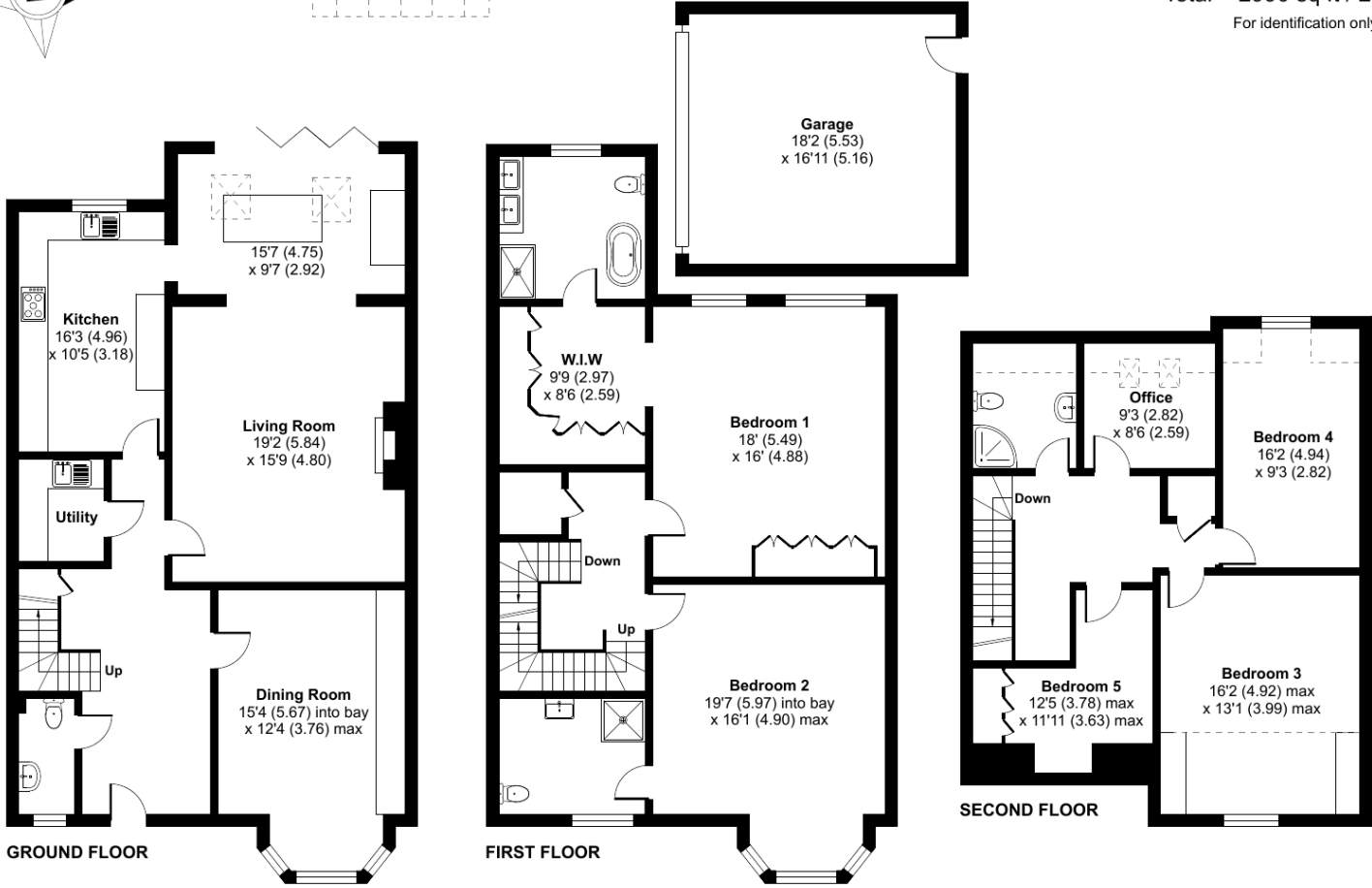
Limited Use Area(s) = 121 sq ft / 11.2 sq m

Total = 2990 sq ft / 277.7 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Lane & Holmes. REF: 1173901



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