



12a Vicars Close, Biddenham, Bedford MK40 4BG







12a Vicars Close
Biddenham
Bedford
MK40 4BG

Price £1,675,000

Exceptional stone-built family home in an exclusive location

Brand new stone-built property

Triple glazed windows

Three phase electricity

Underfloor heating from air source heat pump

Harvey Jones Shaker style kitchen

Superb layout

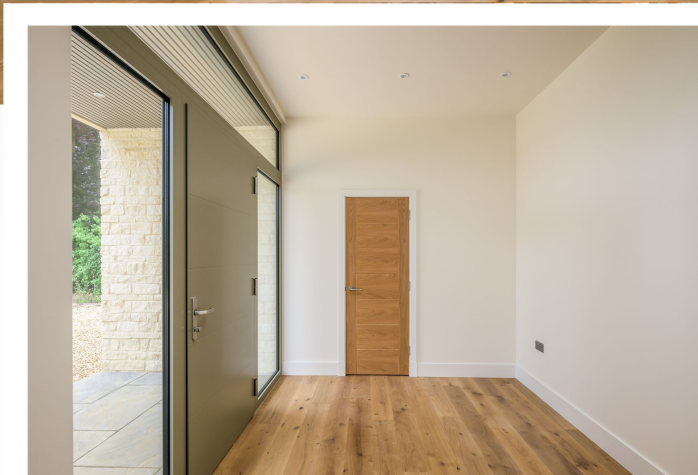
Excellent off-road parking

Large garage

0.38 acres, subject to survey



- Council Tax Band G
- Energy Efficiency Rating B



Only every so often does an opportunity arise to purchase a brand new quality stone-built family home in an exclusive location such as Vicars Close, Biddenham.

That opportunity is here now.

We are delighted to offer for sale one of two brand new properties recently completed and ready for occupation.

12a Vicars Close offers over 3,600 square feet of internal space arranged over two floors and sitting on a plot extending to 0.38 acres, subject to survey.

This property has been built to exacting standards using fixtures, fittings and features of the very highest quality. These include triple glazed aluminium framed windows, underfloor central heating to both ground and first floors provided by an air source heat pump and a fitted kitchen in a Shaker style supplied by Harvey Jones. A full specification is available upon request.

The ground floor accommodation includes a spacious welcoming reception hall where stairs rise to the first floor and a feature galleried landing.

Additional accommodation on the ground floor includes a cloakroom, a useful store, a separate drawing room and a most impressive kitchen/dining/living space that extends across the rear of the property with large sliding doors giving a superb outlook over the lawned south facing rear garden. There is a utility room off the kitchen.



The first floor offers well-planned space with a master bedroom with its own walk-in wardrobe, a large en suite bath/shower room and access to a large balcony overlooking the rear garden that is shared by the second bedroom suite that also offers a walk-in wardrobe and an en suite bathroom.

There is a further double bedroom with its own en suite bathroom, another large bedroom with a walk-in wardrobe, where plumbing is accessible to convert to an en suite if required, and a double bedroom that shares the family bathroom with that bedroom. An impressive study with full height windows completes the first-floor accommodation.

If even more space is required the attic space can easily be converted as attic trusses are already in place as are Velux windows.

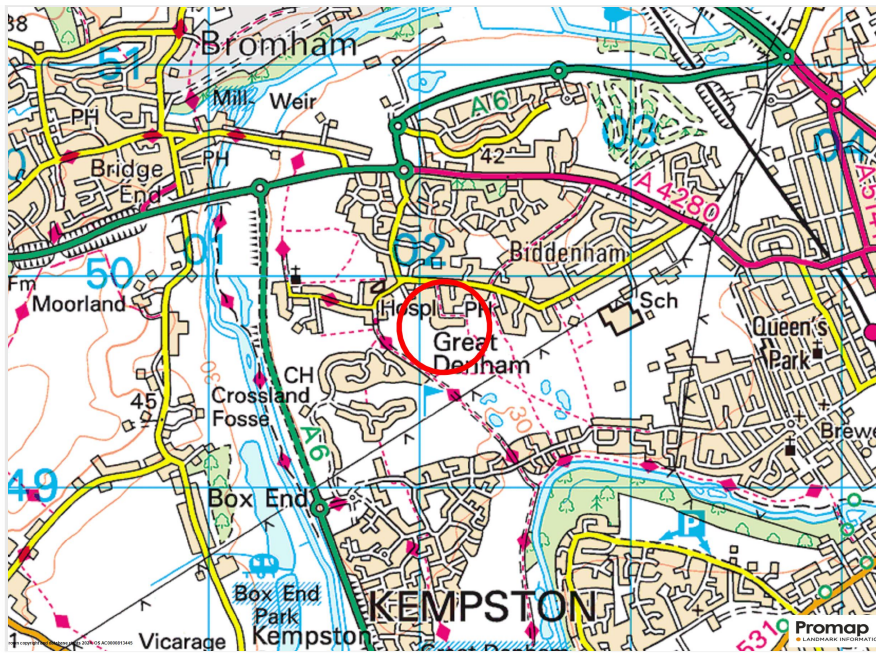
Externally there is a large gravelled parking area to the front and a large integral garage approached from under a carport.

The rear garden is laid to lawn and offers a substantial patio across almost the whole width of the property and also a veranda to take shelter from the English summer should the need arise!

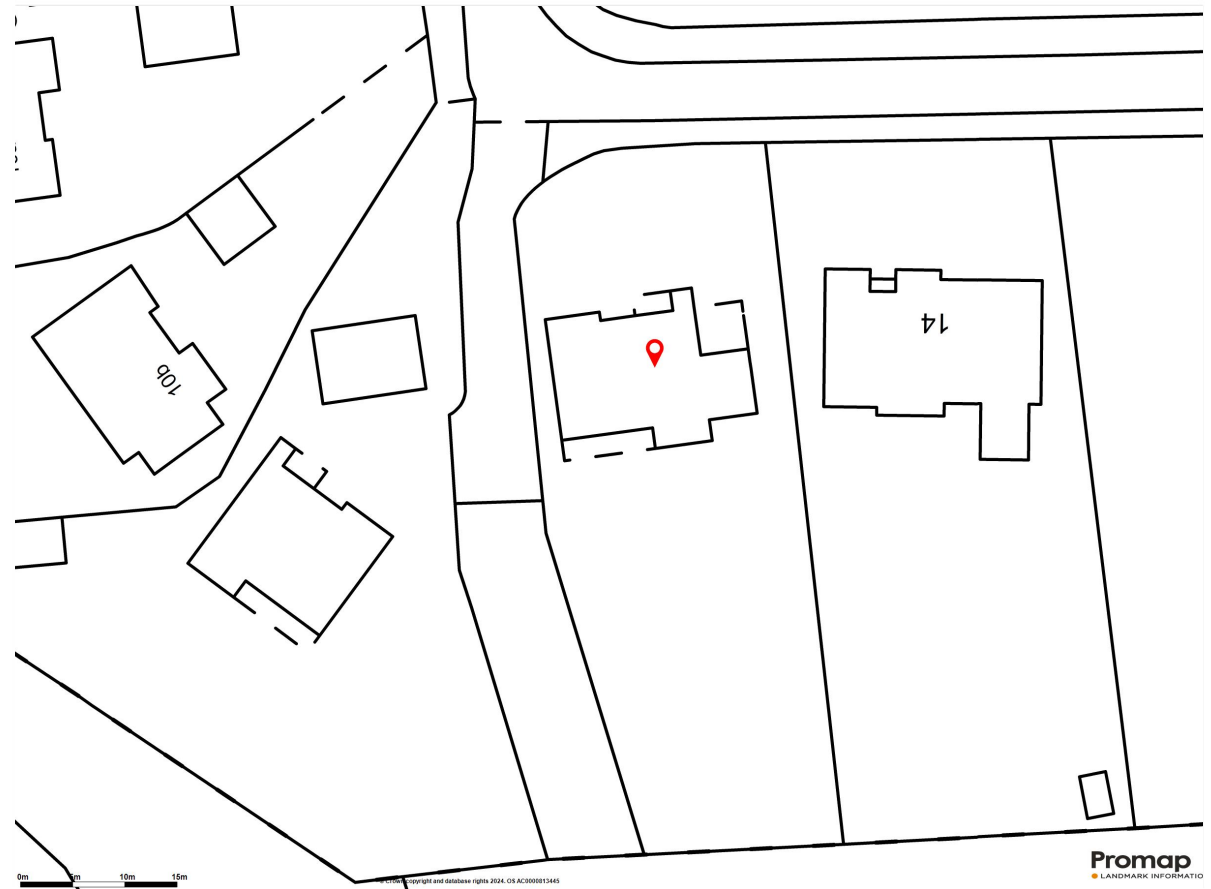
The property comes with a full 10 Year Buildzone Warranty.

Biddenham lies just to the West of Bedford and is the closest village to the town with Vicars Close, a private road, being just two miles from Bedford's mainline railway station offering fast and frequent services, from 41 minutes, to the city and beyond.





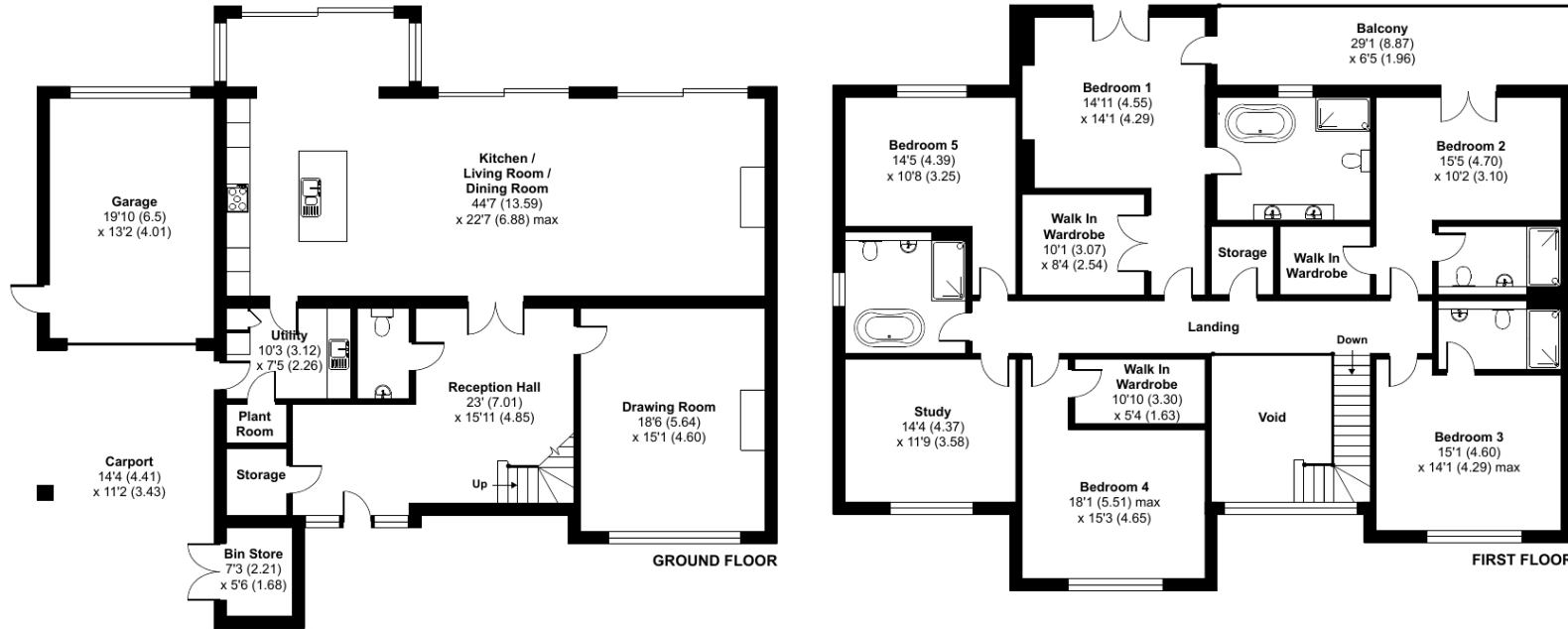
Bedford Railway Station 2 miles • Milton Keynes Station 16 miles • A1 Black Cat Roundabout 10 miles • M1 Junction 13 11 miles • Luton Airport 25 miles • Stansted Airport 51 miles • London 58 miles



Vicars Close, Biddenham, Bedford, MK40

Approximate Area = 3756 sq ft / 348.9 sq m (excludes garage / bin store / void)

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: 1152046



01234 327744 | sales@laneandholmes.co.uk | www.laneandholmes.co.uk | 66-68 St Loyes Street, Bedford, Bedfordshire, MK40 1EZ

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.

