



25 Kimbolton Road, Bedford MK40 2NY











25 Kimbolton Road  
Bedford  
MK40 2NY

Price £1,350,000

An Edwardian property with  
4,300sqft of accommodation  
and on a 0.28-acre plot...

Edwardian residence built 1903

Retaining original character

New kitchen and bathrooms

New boiler and recent rewire

Three storeys, versatile rooms

Seven bedrooms, three bathrooms

Large walled garden

Multi-car driveway, tandem garage

Stone's throw from Bedford School

Walk to town centre, parks and station



- Council Tax Band G
- Energy Efficiency Rating E





### General Description

A 120-year-old property, with 4,300sqft of accommodation over three storeys and a cellar, on a 0.28-acre plot, all within a short walk of Bedford's centre, station, beautiful parks and riverside Embankment.

### Accommodation

Built in 1903, this Edwardian residence retains its original character. There are parquet floors, attractive fireplaces and deep skirting boards, as well as high ceilings for airiness and large windows for natural light. Since 2021, the kitchen and bathrooms have been replaced and the home has been refreshed. A new boiler has been installed and the house rewired, including integrated smart quinetic lighting.

The accommodation is extensive, with large, versatile rooms. The heart of the home is the kitchen, fitted in sage-green cabinetry and quartz surfaces. There's a central island for casual seating and further storage, as well as a pantry and the cellar for stockpiling supplies. Integrated appliances include a gas hob, dual ovens, a dishwasher and a Quooker boiling water tap. The breakfast room adjoins the kitchen, while the utility room and cloakroom are just down the hall.

Off the entrance hall are three reception rooms. The grand dining room has capacity for every occasion, and a chandelier that catches sunlight coming in through the bay. The lounge has a formal yet comfortable feel, with focus on the fabulous fireplace. The third reception room is a more relaxed family room at the front.

To the first floor are four bright bedrooms, each a generous double. The two spacious bathrooms on this floor are fitted in a contemporary style with period touches, one complete with a fireplace.





The top floor is particularly flexible, and private and secluded from the main living spaces. Consisting of three bedrooms, a shower room and a large storage cupboard, this has been business premises in the past and is currently used as a huge office and a home gym.

### Outside

The plot spans approximately 0.28 acres, STS. It is substantial, stunning, and abundant with trees and plants that take years to cultivate to this level. The patio across the back of the house provides ample seating, while the remainder of the walled rear garden is laid to extensive lawn.

To the front, tall trees and laurel hedging screen the house from the road. A multi-car driveway grants off-road parking, together with an EV charging point. Behind gates is a further driveway that leads to the detached tandem garage in the garden.

### Area

Kimbolton Road is one of the town's esteemed streets. The position appeals to families for proximity to prestigious Harpur Trust schools, and an independent Ofsted 'Outstanding' nursery is next door.

Being so close to all Bedford has to offer, everything is accessible on foot or by bike. There's a shop with Post Office opposite for picking up essentials, and the town has a long list of amenities, entertainment and places to eat and drink. There are also museums, galleries and gig venues, famous parks and expansive green spaces, sports facilities and swimming pools, and the river and lakes provide for kayaking and sailing.









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 50 miles • London  
58 miles





