



The Willows, 26a Mill Road, Sharnbrook, Bedford, MK44 1NX

The Willows
26a Mill Road
Sharnbrook
Bedford
MK44 1NX

Guide £700,000

An individually designed family
home positioned down a
gated private driveway...

Detached family home
Entrance hall
Stunning kitchen
Breakfast room / dining area
Three reception rooms
Cloakroom and utility room
Four bedrooms
Two en suites
Double garage
Private garden
Long gated driveway
Freehold

- Council Tax Band G
- Energy Efficiency Rating B



In a secluded location on the edge of the village offering a large degree of privacy...



Lane and Holmes are delighted to bring to the market The Willows on Mill Road in Sharnbrook, a well thought out family home in a secluded location on the edge of the village.

The accommodation is over two floors and the real heart of the home is a lovely kitchen/dining room complete with integrated appliances, an island unit with granite worksurfaces and space for family dining, and relaxation.

A large living room opens out to the garden, and also benefits from a log burner and fireplace surround. A family room, originally created as a formal dining room, makes an ideal playroom for a growing family, or a ground floor bedroom, and there is a study for those needing to work or study from home.

There is of course a cloakroom and a large utility room, all of which are accessed from a large, central entrance hall with an oak floor, an oak staircase and a vaulted ceiling.

Moving upstairs, and all four of the bedrooms are accessed from a galleried landing. The master bedroom boasts twin double wardrobes and an en suite complete with a double shower and fully tiled surround. The second largest bedroom also benefits from an en suite, and there is a fitted family bathroom.

Externally the property is positioned down a long block paved driveway and behind electronically controlled gates. There is a detached double garage which is currently used as a home gym, and ample off-road parking. To the rear there is a large stone patio and lawn, and raised beds, fencing and strategic planting which add a large degree of privacy throughout.

Further benefits include double glazing and gas fired central heating.

Sharnbrook is located just nine miles to the north of Bedford with easy access from the A6.





Denotes restricted
head height

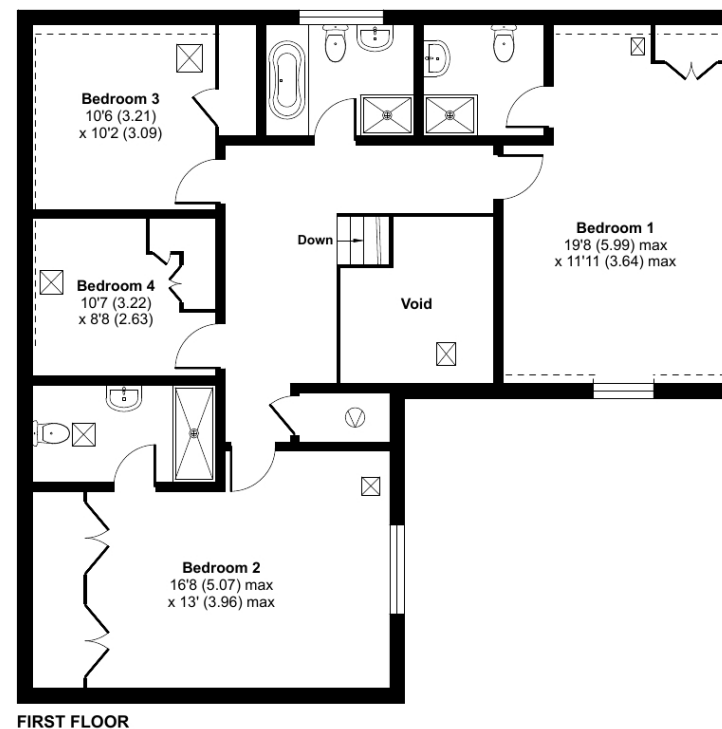
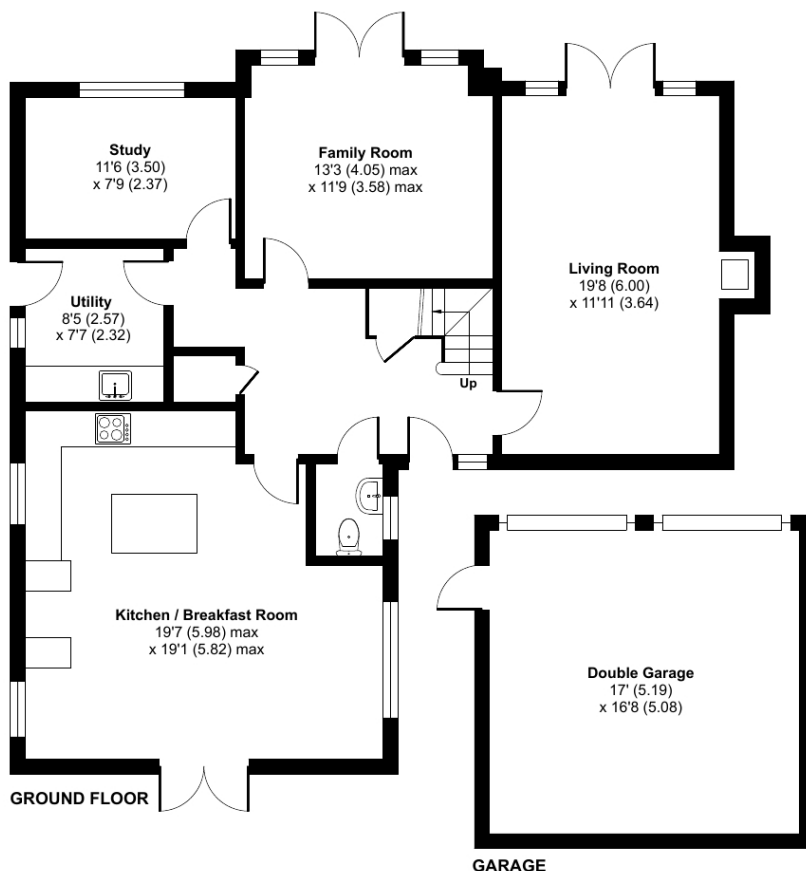
Mill Road, Sharnbrook, Bedford, MK44

Approximate Area = 2091 sq ft / 194.2 sq m (excludes garage / void)

Limited Use Area(s) = 23 sq ft / 2.1 sq m

Total = 2114 sq ft / 196.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Lane & Holmes. REF: 1370983



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