



Silver Birches, Kimbolton Road, Bolnhurst, Bedford, MK44 2EL







Silver Birches
Kimbolton Road
Bolnhurst
Bedford
MK44 2EL

Price £1,375,000

Single-storey 3,400sqft family residence on a plot approaching two acres...

- c.3,400sqft family residence
- Character and style throughout
- Accessible and energy-efficient
- Open-plan kitchen/living space
- Flexible reception rooms
- Private primary suite
- High-quality bathrooms
- Plot approaching two acres
- Multi-car drive, c.1,500sqft garage
- Small but well-connected village



- Council Tax Band E
- Energy Efficiency Rating C



Silver Birches is a single-storey family home with c.3,400sqft of stylish accommodation, set on a plot approaching two acres. The location is ideal for those looking for peace and quiet as well as convenience and connection.

Accommodation

Once a small 1960s bungalow, Silver Birches is now a huge family residence. The current owners heavily extended the footprint to c.3,400sqft and have added flair throughout. Character comes via oak flooring, wall panelling and a rich palette, and period touches include art deco door handles and Georgian architraves. Energy efficiency was a focus (for example, there are 40 solar panels with two 6.5 kw storage batteries currently delivering a sub £500 per annum electricity bill, including powering two electric vehicles), and accessibility is also apparent (as well as single-storey, the internal space is step-free).

The layout of the property centres around the grand reception hall. This is an impressive space to greet guests, and a wonderful welcome home. The owners have even held Christmas in here as it's big enough for a banquet table to seat the whole family.

The primary reception room – divided into living and dining areas by a double-sided fireplace – has a cosy, comfortable feel, whether entertaining friends or appreciating family time. A second reception room offers versatility. This is a library/media room right now, but could be a dedicated office or playroom.

The open-plan kitchen at the back of the property is fitted with bespoke cabinetry by David James Kitchens, topped with quartz surfacing and with a range of integrated Miele appliances. Avid cooks and regular hosts truly have it all, from an array of ovens, to a walk-in pantry, to a 6ft wine fridge.



The accommodation has a balance of four bedrooms and four bathrooms. The primary suite is a sanctuary, private to one corner and with outlooks across the land. It has dual dressing rooms and a luxurious en suite. The primary en suite and the family bathroom are in a high-quality heritage design featuring rolltop bathtubs, while the two en suites at the front have a clean, contemporary finish. Alongside an abundance of wardrobe space in the primary suite, the remaining three bedrooms allow for fitted wardrobes if preferred to freestanding. There's storage elsewhere in the home, including a bank of full-height cupboards opposite the utility, and three large loft areas.

Outside

The plot at Silver Birches approaches two acres. There's a gated multi-car driveway to the front with an EV charging point, and a secondary entrance gives access to the garage at the rear. The c.1,500sqft garage is a mechanic's or a car collector's dream, but there's potential to convert into a substantial self-contained annexe (stp) if needed.

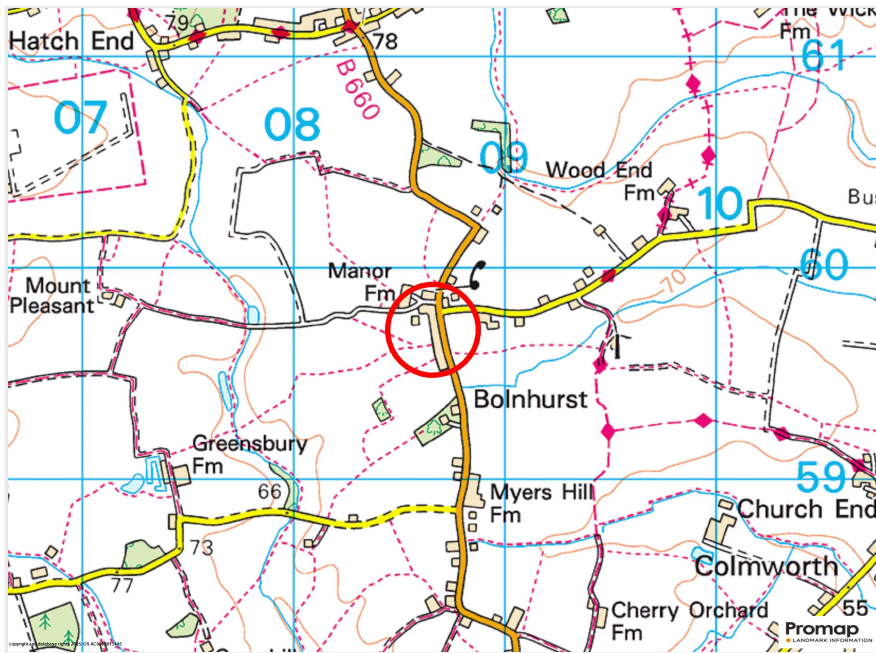
The garden is expansive, with a sprawling lawn interspersed with mature trees. At the back of the bungalow is an amazing entertaining area with an outdoor kitchen, ample space for seating, plus an above ground pool, heated using an energy efficient 28kw air source heat pump, perfect for summer. There's also a secluded courtyard at the side, as well as an allotment area with raised beds and room for a greenhouse.

Area

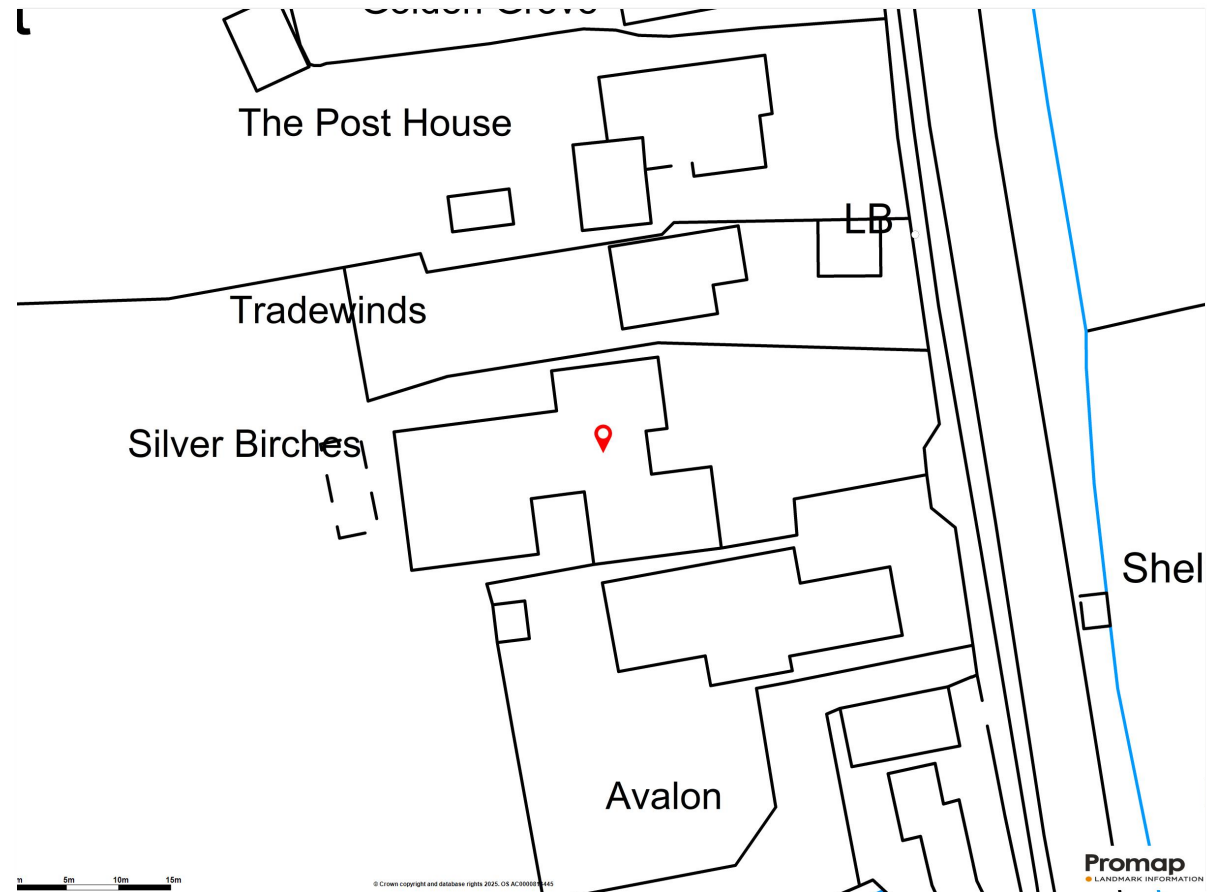
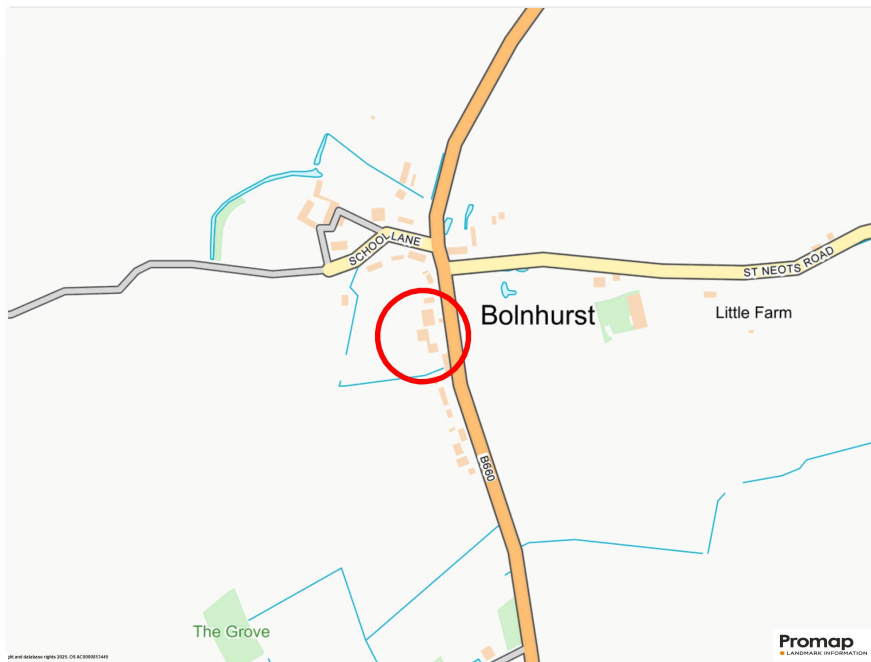
Bolnhurst is a short drive from the county town of Bedford and the market town of St Neots, both with a mainline station for commuting into the capital. Milton Keynes is c.45 minutes away and Cambridge can be reached in under 50 minutes.







Bedford Railway Station 8 miles • Milton Keynes Station 24 miles • A1 Black Cat Roundabout 8 miles • M1 Junction 13 19 miles • Luton Airport 37 miles • Stansted Airport 52 miles • London 62 miles





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