



25 High Street, Clapham, Bedford MK41 6EQ







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Clapham
Bedford
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Guide £650,000

Character home in a sought after village location on a plot of almost one acre (sts)...

- Character extended home
- Utility and ground floor WC
- Living room
- Kitchen/dining rooms
- Two further reception rooms
- Four bedrooms
- Two bath/shower rooms
- Extensive grounds
- River frontage
- No chain



- Council Tax Band E
- Energy Efficiency Rating C



This is a very rare chance to purchase a considerably extended Victorian home that sits on a large plot, approaching an acre (sts), and benefits from over two hundred and fifty feet of river frontage, with views over meadows beyond. There is no chain so a quick completion is available.

The property has a number of interesting character features which include exposed brick and stonework, some wooden doors, oak flooring and a large fireplace containing a wood burning stove.

There is flexible accommodation on the ground floor which includes two bay fronted reception rooms to the front. The living room sits centrally within the property and is a large room and there is an entrance hall connecting this room with the kitchen/dining room which is located to the rear of the house. Off the kitchen there is a utility with a WC off and there is also a pantry. The kitchen is an excellent size room with a large gas fired Aga and offers much scope to redesign and perhaps to add bi-folding doors etc.

On the first floor the master bedroom is to the rear and has a large en suite. There are three further bedrooms and a family bathroom.





Heating is provided by a gas to radiator system.

Outside the property has off road parking for several cars on a shingled driveway area and double doors offer access to the rear where further parking can be accommodated if required. The extensive grounds are predominately laid to grass and there is a block paved patio to the rear of the house along with some buildings, including a workshop/store. The plot extends towards the river and expands out to the rear of some neighbouring gardens. The extensive river frontage offers considerable scope for landscaping to make the most of the setting, possibly to include a jetty and a terrace. The grounds will require some investment in order for the full potential of this home to be unleashed.

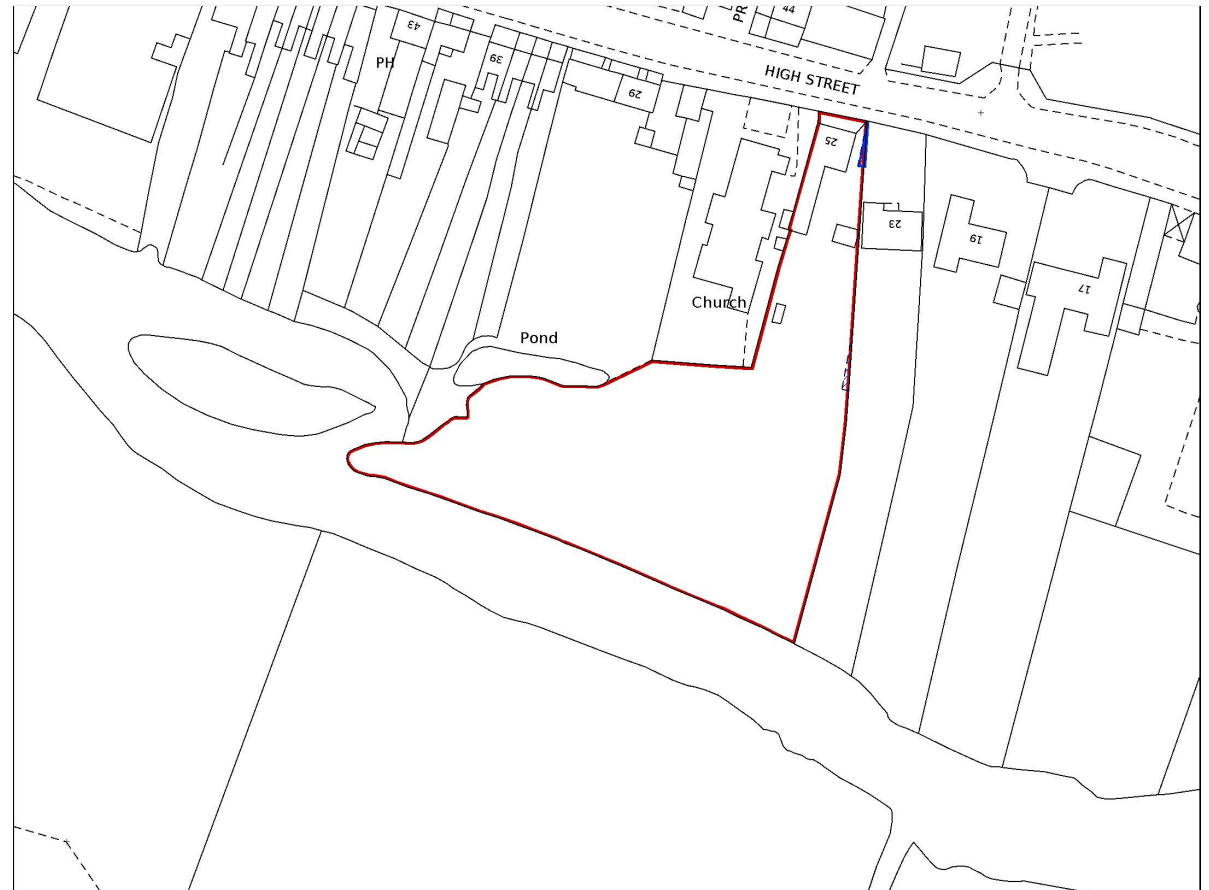
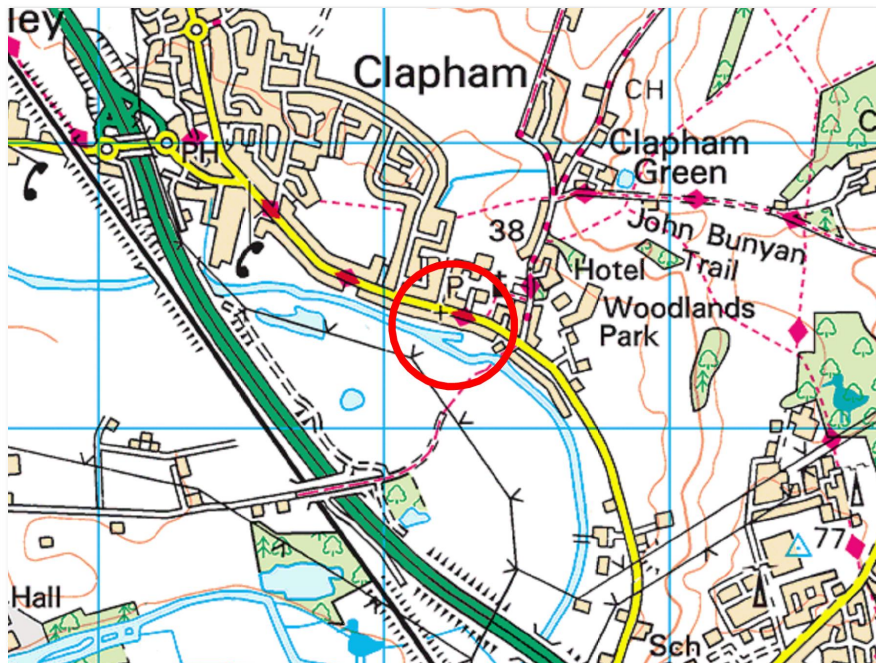
Clapham is a sought after village with easy access into Bedford and the North Bedfordshire villages. It offers riverside walks, a mini Tesco supermarket, a riverside pub and restaurant, a doctors' surgery, a dental practice, a Post Office and highly regarded schools. Bedford's train station is just two miles away for fast and frequent services to the capital.



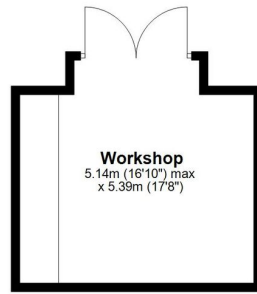




Bedford Railway Station 2 miles • Milton Keynes Station 18 miles • A1 Black Cat Roundabout 10 miles • M1 Junction 13 13 miles • Luton Airport 23 miles • Stansted Airport 48 miles • London 60 miles



Ground Floor
Main area: approx. 95.7 sq. metres (1029.9 sq. feet)
Plus outbuildings, approx. 28.7 sq. metres (310.5 sq. feet)



First Floor
Approx. 94.8 sq. metres (1020.8 sq. feet)



Main area: Approx. 190.5 sq. metres (2050.8 sq. feet)
Plus outbuildings, approx. 25.7 sq. metres (276.5 sq. feet)

Every attempt has been made to ensure the accuracy of this floorplan, however no responsibility is taken for any errors, omissions or mis-measurements. This plan is for illustrative purposes and is a guideline only, and should be used as such by any prospective purchaser.
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