



Great Barford House  
Roxton Road | Great Barford | Bedford | Bedfordshire | MK44 3LN

FINE & COUNTRY

# GREAT BARFORD HOUSE



*Step into a world of timeless elegance as you explore this exquisite mid-19th-century Grade II listed country house, a masterpiece crafted by the skilled hands of John Usher and gracefully situated in an elevated location and centred in a conservation area. Great Barford House makes a wonderful family home with sufficient space for all elements of family life but without being so grand that it deters everyday living.*



# KEY FEATURES

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An awe-inspiring four-story central tower invites you to enjoy panoramic views of the surrounding countryside. Nestled within ten acres of meticulously designed grounds, this estate boasts formal and walled kitchen gardens, a thriving wildflower meadow, a charming ornamental lake, and a sturdy tennis court, creating a captivating outdoor sanctuary for wildlife and lush flora. A secure perimeter, a grand gated entrance, and a collection of charming outbuildings, a captivating aviary, an authentic 1872 Swiss cottage, and a historically significant game larder/ice house, further enhances its appeal. Of particular note is the sympathetic conversion of the Victorian stables and coach house into a home office and gym complete with two wetrooms and kitchen. With its rich history and extensive refurbishment, this country house embraces its storied charm and privacy, embodying prestige and sophistication in the heart of Bedfordshire.

## Ground Floor

Upon entering Great Barford House, you'll be welcomed by an impressive entrance lobby adorned with a magnificent stone floor. An enchanting and romantically sweeping staircase beckons from the hallway, inviting you to explore the upper levels. As you ascend, a stunning and enormous stained glass window, with delicate floral motifs in striking shades of blue and red, dated 1856, dominates.

The ground floor drawing room and dining room boast traditional high ceilings and tall, original shuttered floor-to-ceiling windows, giving these spaces an air of grandeur with their huge chandeliers. Both rooms exude historic charm and character, highlighted by splendid marble open fireplaces that enhance the overall ambiance of this exceptional residence. The well-proportioned drawing room is bathed in natural light throughout the day, thanks to its two large sets of floor-to-ceiling sash windows. At one end of the room, a central seating area surrounds an inviting open fireplace, complete with an ornate mantle and surround, creating an inviting space perfect for gatherings and relaxation.

The spacious family-oriented kitchen/breakfast room, warmed by under floor heating, offers a welcoming atmosphere. It features a cream four-oven Aga as well as a Meile hob and oven, wooden units with polished stone work surfaces, and a classic Belfast sink overlooking the rear courtyard, as well as a central island with a second Belfast sink.

Great Barford House offers all the expected features of a country home, including an additional family room, a cellar, a delightful library, and a practical scullery with an adjoining boiler and excellently fitted out drying room. Furthermore, the property is equipped with high-speed fibre broadband to the house and a comprehensive alarm system. Inside the house, you'll discover a multitude of rooms that reflect the grandeur of its exterior.





# SELLER INSIGHT

“Set back from the road and approached via a long drive, Great Barford House is Grade II listed with its own wildflower meadow and offers complete privacy. We fell in love with the wonderful flat lawns, the lake teeming with fish, thatched Swiss Cottage, tennis court, and resident peacocks. The house itself is so special and we were excited to become the custodians of such a beautiful, historic building; we wanted to take it on, rejuvenate it, and look after it,” say the owners.

“Great Barford House is such a magnificent place to be but there is also plenty to do upon leaving the property. There is a super pub by the bridge next to the river which is great for paddle boarding, and fresh local food is widely available, including meat, fruit, vegetables, and delicious cakes. Supermarkets and exceptional schools are easily accessible, as are superb transport links.”

“We created many different spots outside, including the yoga lawn, a hammock area amongst the trees by the lake, the pergola in the kitchen garden, a studio terrace, and the bench by the fountain. The heritage apple walk in the middle of the wildflower meadow is simply wonderful with mown paths creating a maze-like walk which is a haven in summer months. We planted fruit trees and David Austin roses everywhere, and there are fruit and vegetables galore. The Vinery contains an ancient vine of eating grapes that fruits prolifically each year.”

“The utterly awe-inspiring Wellingtonia (1852) stretches up to heaven amidst all the oaks, horse chestnuts, yews, Scotch pines, beeches, limes, and magnificent cedars on the front lawn. The grounds are a haven for wildlife, birds in particular, and include resident peacocks, nesting kites, kestrels, sparrow hawks, woodpeckers, swallows, and owls.”

“We celebrated our wedding with a luncheon in the Vinery. The blessing took place in a 120-foot marquee on the front lawn and guests parked by the wildflower meadow and walked barefoot through the soft grass. We have hosted many BBQs, pizza parties, and a fancy-dress ball here, as well as an opera production with 100 friends attending a live performance. We picnicked throughout the grounds and repeated the event the following year with a classical concert. The place is made for entertaining but we are spoiled and get to enjoy it to ourselves, along with the bees, dragonflies, butterflies, and ladybirds.”

“The Tower is a special spot, just perfect for Valentine’s dinner. We love the kitchen; we love the studio; we love sitting under the arch. The drawing room is light and spacious and it’s perfect for drinks parties and musical soirées. The dining room has a lovely fireplace and you may become distracted by the view of gold finches splashing in the fountain. It is quiet everywhere. Peaceful. A place for reflection. A place to entertain and party. A place to rest. A place to create. A wonderful place to live.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









## Upper Floors

As you ascend to the upper floors of Great Barford House, you'll discover an abundance of character-rich features that enhance the timeless charm of this remarkable property. Here, you'll find four impressive bedrooms, each graced with picturesque countryside views, and two further bedrooms on the second floor and a sizeable storage room.

The master bedroom stands out, featuring a charming bay window that fills the room with natural light and offers stunning views of the nearby gardens and the vast surrounding countryside. This spacious retreat includes an expansive en-suite bathroom, complete with a luxurious roll-top bath, a separate shower, and ample storage space. It's the perfect spot for indulgent relaxation in a peaceful setting.

Five additional generously sized bedrooms provide comfortable living spaces for family and guests. Two more family bathrooms, with a separate bath and shower, cater to the needs of a busy household.

From the first floor, a wrought iron staircase provides access to the Tower, adding a delightful touch of whimsy to this historic residence. Another staircase leads to the 2nd floor, historically designated as the maids' quarters, and now serving as both additional bedrooms and valuable storage spaces.



















## Outside

Nestled within the heart of a protected conservation area, Great Barford House offers a unique opportunity to own a slice of paradise. This sprawling estate extends over ten meticulously designed acres of grounds, with magnificent lawns where specimen trees are cherished under the watchful protection of Tree Preservation Orders (TPOs), including two grand cedars framing the view and a magnificent Wellingtonia, ensuring the preservation of the property's natural beauty. As you step into this captivating outdoor sanctuary, a world teeming with vibrant wildlife and lush flora unfolds before you. Among the estate's distinguished inhabitants, elegant peacocks gracefully roam, adding a touch of regal charm to the surroundings.

Your journey starts as you pass through the secure boundary and enter the grand gated entrance, leading you along a peaceful tree-lined private drive. This first impression sets the stage for the enchantment that awaits. You'll find a large carp-filled ornamental lake connected by graceful bridges to an inviting island, attracting a variety of local wildlife and diverse bird species, heron, kites, woodpeckers, etc., offering a constant source of wonder and calm.

Within the well-tended grounds, you'll come across the heritage apple tree walk gracing the wildflower meadow. They generously yield a plentiful harvest, a nod to the property's rich history. The wildflower meadow itself is a testament to the estate's commitment to preserving biodiversity, featuring a stunning variety of flower breeds that paint the landscape in a vibrant riot of colours.

Stroll through the meticulously maintained formal gardens with their resplendent flowerbeds and manicured hedges, with 172 David Austin roses standards, climbing and rambling, or lose yourself in the charm of the kitchen gardens, where a splendid, self-sustaining vegetable garden thrives. Here, the sprawling Victorian walled kitchen garden yields an abundance of fresh produce, with every type of fruit tree – many peaches, nectarines, apples, plums, gages, pear & damsons, as well as inside the fruit cages there are raspberries, black and red currants, gooseberries, strawberries and blue berries. Venture inside the expansive greenhouse, and you'll be awed by the original vine, bearing luscious dessert grapes.

The estate boasts an array of delightful outbuildings. You can venture into the well-appointed Victorian Stable conversion, which is a glorious space - a studio/home office – filled with light as well as a gym with two wet rooms and a kitchen. For a trip back in time, step inside the authentic 1872 Swiss cottage, a living relic of the property's history or just have a wander over the lawns to the aviary. And don't miss the truly intriguing game larder/ice house, a vivid testament to the estate's storied past. Nestled within the protective walls of the garden, you'll discover a hard-standing tennis court, with more plums, pears and roses galore, where friendly matches can create countless cherished memories with friends and family.







# INFORMATION



## Location

Situated serenely along the tranquil banks of the River Great Ouse, Great Barford harmoniously combines history, modern amenities, and natural beauty. This charming village extends a warm welcome to all, boasting a rich historical tapestry, a peaceful atmosphere, and an array of amenities catering to both families and professionals seeking the perfect place to call home.

Great Barford House transcends typical residential living; the village of Great Barford itself serves as a destination for leisure and rejuvenation. The venerable All Saints Church, adorned by its remarkable 15th-century tower, stands as a testament to the village's historical allure. The ancient bridge invites exploration of the waters, providing an idyllic setting for activities such as canoeing, fishing, paddle boarding, picnicking, and even wild swimming. Culinary delights abound, with the perennially beloved riverside pub and restaurant, the Anchor Inn.

Great Barford offers additional contemporary conveniences, including a post office, a convenience store, a local butcher, a coffee shop, an excellent Chinese restaurant, a village food store, and a charming village green. In close proximity, you'll discover lower and middle schools, while Bedford's esteemed Harpur Trust schools are a convenient 7-mile drive away. Essential healthcare services are readily accessible through a local surgery.

The village's strategic location affords easy access to the A421 bypass, the M1, and A1 motorways, as well as nearby urban centres such as Milton Keynes, Bedford, St. Neots, and Cambridge is only a 45 minute drive away. Bedford's rail connections to St. Pancras International make commuting a breeze, with a swift 41-minute journey. Great Barford is conveniently positioned for further travel, with London Luton Airport approximately 30 miles away and London Stansted Airport roughly 45 miles distant.

## Services

Connected to mains electricity and water, with a heating oil tank and sewerage septic tanks, plus high speed fibre broadband

## Local Authority

Bedford Borough Council

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07810 805133.

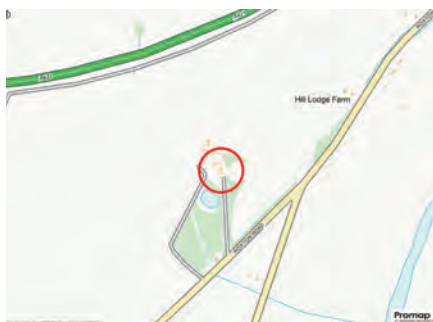
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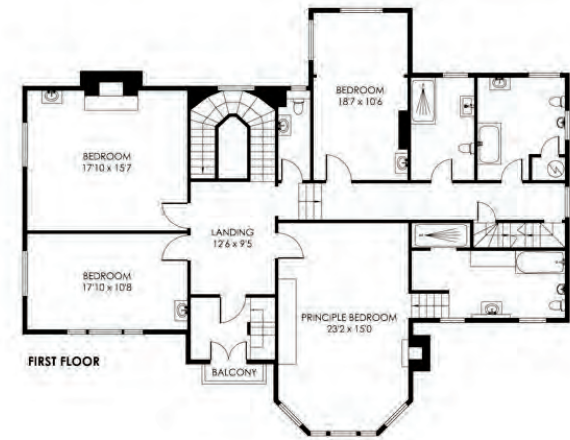
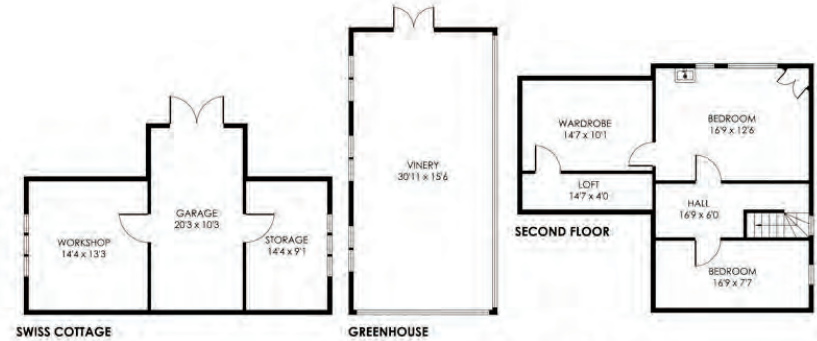
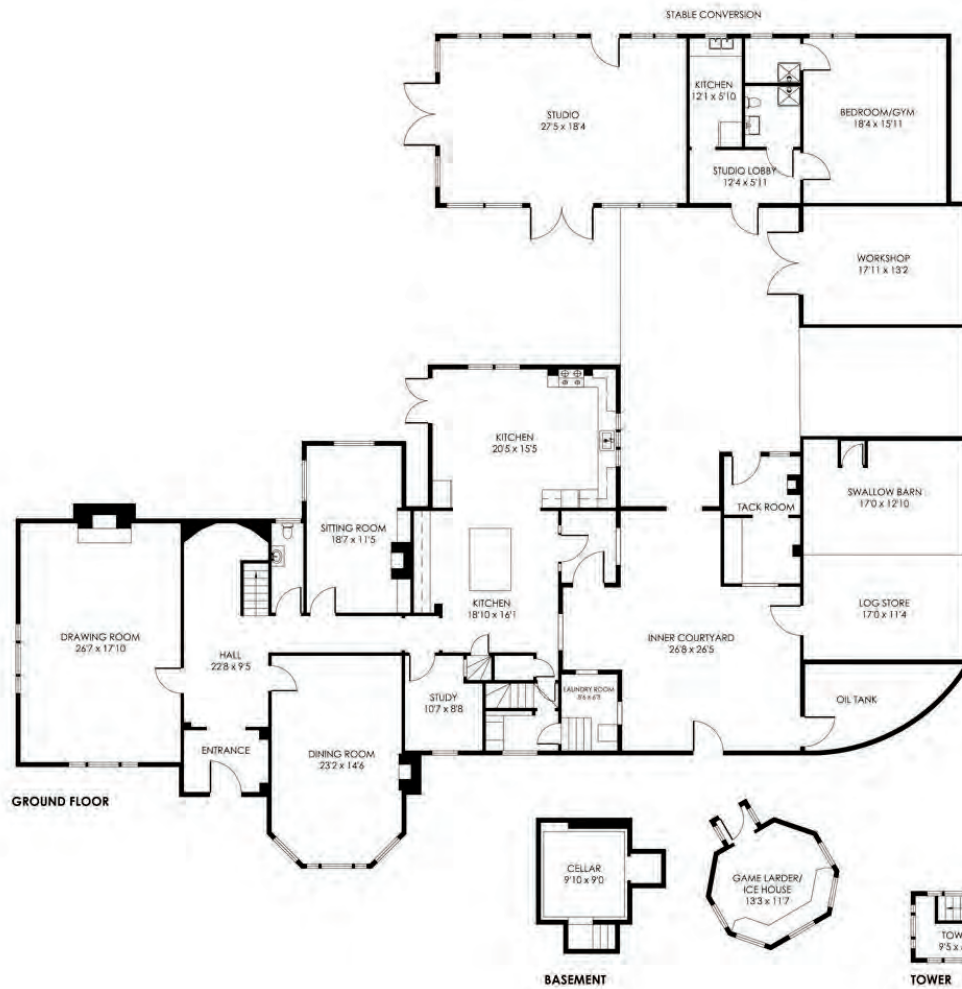
For more information visit <https://www.fineandcountry.com/uk/bedford-central-bedfordshire>

## Directions

As you travel from Great Barford, the gated entrance is located approximately one mile on the left/north side of Roxton Road.

*Offers Over £2,250,000*





APPROXIMATE GROSS INTERNAL FLOOR AREA  
 MAIN HOUSE : 7567 SQ FT  
 OUTBUILDINGS : 1291 SQ FT  
 TOTAL AREA : 8858 SQ FT

EPC Exempt



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 19.10.2023





# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



## BEN PERKINS

LUXURY PROPERTY CONSULTANT

Fine & Country Bedford  
07810 805133  
ben.perkins@fineandcountry.com

For over a decade, I've thoroughly enjoyed working in the property sector and have a wealth of knowledge in the Bedfordshire and London areas. I strive to maximise sale prices in the desired time frames, whilst keeping the process smooth and stress free. I achieve this by creating positive rapport, based on trust and care, and combined with my attention to detail, I am confident in producing exceptional results. Each house has special characteristics and its own story, so by instructing me, I would offer a world class bespoke marketing service, tailored to your unique property. At Fine & Country, we utilise all the latest technologies including only working with the best photographers and videographers. With access to a network of over 300 F&C locations across the UK and worldwide, this allows me to maximise the exposure of your property, creating strong buyer competition in order to drive the sale price up to its peak. I live in Bedford and have grown up in the Bedfordshire area. When I am not working, I love spending time with my family and dogs, walking at many great locations, my favourite being Rowney Warren Woods.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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Fine & Country  
38 Mill Street | Bedford | Bedfordshire | MK40 3HD  
01234 607 999 | [bedford@fineandcountry.com](mailto:bedford@fineandcountry.com)

