



The Old Rectory
The Green | Marston Moretaine | Bedford | Bedfordshire | MK43 0NF

THE OLD RECTORY



The Old Rectory is a Grade II Listed 18th century building constructed predominantly of brick and thought to encase an earlier timber framed structure- potentially 17th century. This magnificent 7 bedroom property boasts 4 bathrooms, 4 reception rooms and is set in 3.5 acres. It is not part of a Conservation Area but does lie within the wider setting of a number of other listed buildings and a Scheduled Ancient Monument.



KEY FEATURES

The original timber entrance door opens to a splendid reception hall with moulded cornices, oak flooring, picture rails and a full turn staircase rising to the first floor. Doors lead off to various reception rooms and the cloakroom.

The reception rooms comprise a generously proportioned sitting room with a fine marble fireplace housing a wood burning stove. This room enjoys a lovely aspect looking over the gardens towards the part moated area. Additionally there is a Family room and Study to be found in this vicinity of the Rectory. The Family Room has a handsome fireplace whilst the Study has exposed timbers to the ceilings and a walk in storage room with shelving.

An oak floored inner hallway leading off the reception hall provides access to a rear hall, corridor and an interesting drawing room which has a distinctive fireplace set into a walnut surround housing a wood burning stove. The ceiling displays exposed beams with significant and intricate detailing. Wood panelling is evidenced to the walls with French doors opening to an area of patio. The corridor located to the rear of the hall has doors to the boot room, utility and laundry room and a rear hall.

The boot room houses the gas fired boiler, sink unit and storage cabinets with a door to the rear. A useful pantry is shelved and has a door to the "horseshoe" shaped cellar. The utility room has built in cabinets, a sink and space and plumbing for a washing machine and tumble dryer. The rear hall provides an additional staircase to the first floor and has a herringbone floor.

Completing the ground floor accommodation is the exceptional kitchen/breakfast room with its impressive lantern roof, stone flooring with underfloor heating, Bi folding doors and pelmet lighting. The kitchen was installed by Messrs Underwoods. This is a bespoke hand crafted kitchen in oak with carefully selected colour coordinated granite work surfaces. Integrated to the kitchen are a "Wolf" conventional oven, microwave, warming drawer, "Sub zero" fridge and freezers, a "Miele" induction hob with an angled extractor over and a trash compactor. There is a central island creating a breakfast bar which also has granite work surfaces, 2 refrigerated drawers with additional drawers and cabinets for storage.









SELLER INSIGHT

“ It was the opportunity for multigenerational living that first drew us to this property,” say the current owners of The Rectory. “We were living in Surrey, my elderly father was in Kent, and we were setting up our own business needing access to London, so we drew a circle on the map to determine how far we were willing to move. Initially, we were looking for a house for us and our young family, and another nearby for my father, but when we found The Rectory with its own Coach House in the grounds, we increasingly liked the idea of all living together. As the Coach House was in use as a B&B, my father ended up living with us in the main house, which with its 7 bedrooms including two master suites is more than big enough! In the years since, it has been wonderful to see young and old thrive in a family home where everyone has their own space.”

Warm and welcoming, this is the ideal home for everyday family life and entertaining alike. “The house flexes to accommodate our needs, whether there are ten or a hundred people in it,” the owners say. “The kitchen is the heart of the home, as a place for cooking, eating and spending time with family and friends. Everyone tends to gather around the big kitchen island and guests often say they don’t want to leave! Large doors open onto the outdoor kitchen complete with hot and cold running water, barbecue and fridge for seamless indoor-outdoor entertaining. The south-westerly facing patio is a real sun trap, so is wonderful for al fresco dining.”

Indeed, the secure grounds serve as an extension of the indoor living accommodation. “Approaching three and a half acres the semi-moated gardens provide a wonderful sense of space and seclusion,” say the owners. “This is a real haven for wildlife, from koi in the moat and pond, to kingfishers hovering over the water and birds singing in the trees. Our children have loved growing up with so much land to roam, the large grassy areas having played host to trampolines, climbing frames and games of every sport you can imagine over the years. It is a playground for young and old alike: a particularly special memory of our time here is of my father walking 100 laps of the garden to raise a record-breaking sum of almost £40million for NHS charities during the pandemic!”

The location of the property has much to recommend it, too. “We are in the fabulous position of being nestled within our own little world inside the gates, whilst remaining at the heart of a sociable village,” the owners say. “We have everything we need within walking distance, including a local pub, butcher, thriving post office with banking and shop, a doctor’s surgery and pharmacy, hairdressers, fish and chip shops and a kebab shop, two supermarkets, an optician, dentist and a vet, two coffee shops, and two social clubs. There are excellent schools in the village, including one accessible via a gate at the bottom of one of our fields, also it is a short drive to the Harper Trust schools in Bedford and 4.5 miles to Cranfield University as well as an active church hosting regular community events. Transport links are superb in the area, with a train station just a mile away for services to Bedford and Milton Keynes, and the Thameslink to London St. Pancras 5.5 miles to Flitwick Station 7.5miles to Bedford Station the M1 is 3 miles away with Luton airport just 20 miles distant for international travel. Not only convenient but beautiful, too, there is plenty of opportunity in the area for enjoying the great outdoors, including the Millenium Country Park less than 10 minutes away on foot for beautiful fields and lakeside walks.”*

* 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.





KEY FEATURES

First Floor

Galleried landing to the first floor with a further staircase rising to a second floor.

The bedrooms on this floor comprise a substantial Master Bedroom which enjoys aspects towards the Church from the bay window which retains its shuttering. Another interesting feature is the part tiled fireplace. There are built in wardrobes with integrated lighting. A connecting door accesses the ensuite which offers a three piece suite of shower, twin wash basins and low flush WC.

The guest bedroom also has a traditional fireplace and benefits from an ensuite facility comprising a suite of bath, shower, wash basin and WC. The en suite facilities to both the Master Bedroom and Guest Bedrooms have underfloor heating. Three other well proportioned bedrooms can be found on this floor which also provides a family bathroom of jacuzzi bath, shower, twin wash basins and WC.

An inner landing is available from the main landing and has two good size bedrooms and three piece shower room

The attic room, well served for storage cupboards is accessed from a separate staircase and can be utilised either as a bedroom or hobby room.











KEY FEATURES

Outside

The enclosed and secluded grounds extend to a total of over 3 acres. Electric gates open to a long driveway leading to extensive parking around The Old Rectory and Coach House.

The garden offers large areas of lawn, extensive terrace areas ideal for al fresco dining and an outdoor kitchen and range barbeque. There is a discreet pond which attracts various forms of birdlife and a part moat traverses the southern boundary.





KEY FEATURES

The Coach House,

This is an entirely separate building standing within the grounds currently being used as a gymnasium, with secure storage room and offices. There are also toilet facilities. There are two offices and a boardroom on the first floor and bathroom. Planning has been given for the coach house to become a three bedroom house whilst previously it has been operating as a bed and breakfast though the options are endless subject to gaining the necessary planning approvals (planning for a 3 bedroom house given but expired).



KEY FEATURES

Historical Development and Character

There is limited documentary evidence on the history of Marston Moretaine, however what is known is that it has very early origins dating back to an Anglo-Saxon charter where it is listed as Mercstuninga in 969. It also later appeared as Merestone in the Domesday Book of 1086. The village appears to have first developed on a site to the south of the church, however, was moved and continued to develop north of the church along the road from Kempston to Husborne Crawley.

The History of the County of Bedford (Vol. 3) writes very little about the development of the village and its history- save for the Manor. It does however mention the Rectory briefly.

The Old Rectory is Grade II listed as it is thought that the predominant 18th century structure is a reworking of an earlier building, which was then substantially extended in the early 19th century for Rector James Wood. Documentary evidence states that the property benefited from fresh water due to pipes laid in 1902 connecting it to the Moat Farm, giving an idea of the social status of the residents at the time.

In the early 20th century deeds for the house showed that a mortgage was taken out to pay for a wall to be built around the Rectory as well as improvements to the house. In 1976 the property was sold to St Albans Diocese for use as a Parsonage House before being sold as a private house shortly after. As is evident from the OS Maps and the planning history, numerous alterations have taken place to the property over the 20th century and into the 21st. The property appears to have largely retained the same footprint over the century save for various extensions in the south-west corner of the building; today this part of the property has repurposed the garage into a contemporary kitchen area.

The grounds were originally heavily wooded and landscaped with a handful of outbuildings: namely the Coach House which is today used as a gym downstairs and offices upstairs. The property is owned by the family of Captain Sir Tom Moore who spent his final years there raising money for the NHS during the Covid pandemic. The OS maps below illustrate a number of planned trails around the gardens which over the years have been lost. The western corner of the grounds appears to have diminished in formality over the 20th century. The grounds closest to the Church in the east and south of the garden appear to have retained the designed character and footpaths well into the 20th century. There is also the remains of a former moat.

Heritage Appraisal

As stated on the HER for Bedfordshire County Archives, the plan of the Old Rectory is complex. The oldest part of the predominantly brick under clay tile building is situated to the northeast and is thought to pre-date the 18th century. It is thought this part contains elements of timber framing as well as a church plinth.

The 2 storey (with attic) 18th century bay of the property adjoins to the south-west and the 19th century 2 storey bay encloses this on the south-west creating an almost linear rectangular plan. The fenestration is largely made up of sashes with glazing bars however there are a handful of side hung casements. There are numerous entrances to the property however the north-east elevation has evidence of a blocked central doorway.

The 18th century part has a 20th century two-storeyed canted bay to the south-east elevation. Right of this is a doorway with a six fielded-panel door and rectangular ornamented fanlight under a simple moulded flat hood surround.

There are historic elements of significance within the interior of the property, such as the staircase with turned balusters, 19th century fireplaces, 19th century doors, Victorian architectural detailing in the entrance hall, and a kitchen fireplace in the newer section with three moulded heads, possibly taken from an ecclesiastical setting. At ground floor level, principal elements of the amalgamated plan forms and varying architectural details survive. The first floor is consistent with ground floor plan to a degree however the level of adaptation and replacement of finishes and detailing has slightly reduced the overall significance. The proportions of some of the rooms, particularly in the 19th century part of the building, are generous and the floor-to-ceiling heights bring a grandeur to this floor level. The second floor retains an essential planform, but the adaptation is greater and has had a greater effect on the appreciation of the spaces.

As is evident both externally and internally, the property has undergone various extensions and alterations which has resulted in a unique building of complex plan form and differing architectural styles. As a result of this culmination, it is the planform and spatial quality of the rooms which give rise to the building's residual significance. The principal rooms express their grandeur clearly, and the hierarchy through the floor levels is also legible.

It should be noted that, the historic character of the area is recognised.

Setting

The proximity of the Old Rectory and its position close to the Church is significant in contributing to the understanding of the historic development of Marston Moretaine. The approach to the site is also a historic feature of the site's setting and along with the surrounding gardens and moat, helps to establish the site's historical context.

The boundaries demarcating the Old Rectory's gardens appear to have remained relatively unchanged since at least the mid-nineteenth century. The survival of some mature trees in the gardens are also of significance to the setting, which the OS maps shows as once being predominantly wooded and landscaped. The Coach House is also of some historic value.



INFORMATION



Marston Moretaine

Marston Moretaine is very well served for local amenities to incorporate a butchers shop, post office, Grocery shops, public house and hot food take-aways Located nearby is the Millennium Country Park, a vets, community centre, surgery and local rail station at Millbrook. Woburn Golf Club and Safari Park are approx. 9 miles away – also Universal Studios are proposing to locate to within 4 miles of the property..

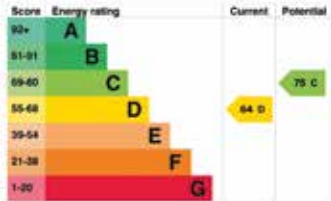
Schooling is well served by a local lower middle and upper schools and the renowned Harpur Trust schools in Bedford.

Mains water, three phase electricity and gas all installed by the present owners

Central Bedfordshire Council

Guide price £2,250,000

The Old Rectory The Green, Marston Moretaine, Bedford
Approximate Gross Internal Area
Main House = 6305 Sq Ft/586 Sq M
The Coach House = 1507 Sq Ft/140 Sq M
Total = 7812 Sq Ft/726 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
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