



Scotsdale  
West End | Haynes | Bedford | Bedfordshire | MK45 3QU

FINE & COUNTRY

# SCOTSDALE



*Welcome to Scotsdale, a luxurious residence offering a harmonious blend of modern amenities and countryside charm. This impressive property, available with no onward chain, features spacious interiors extending to over 5,000sq ft. including six elegant bedrooms, triple-aspect views in the kitchen/breakfast/family room, and expansive outdoor spaces. Nestled in the picturesque Bedfordshire countryside, Scotsdale provides a perfect retreat for contemporary living. The property is also equipped with fibre internet and is alarmed and monitored for security.*



# KEY FEATURES

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- Luxurious residence with no onward chain
- Open-plan kitchen/breakfast/family room
- Underfloor heating on ground floor
- Orangery/sunroom with BBQ/bar area
- Halfway apartment perfect for kids or teenagers
- Exquisite super king-size master suite
- Six spacious bedrooms (four en-suite).
- 1-acre plot with mature trees and complete privacy
- Sweeping driveway at the front garden with ample parking
- EPC rating of C which is exceptional for a property of this size

## Ground Floor

The heart of Scotsdale is its open-plan kitchen/breakfast/family room, featuring stunning triple-aspect views. The kitchen, crafted by Waterford Kitchens Ltd., Amphill, includes premium features such as a Falcon gas cooker and extractor hood, Quooker taps, and Quartz work surfaces. The porcelain tiles and wet underfloor heating add a touch of elegance and comfort. The area also includes a Samsung fridge freezer, integrated Neff dishwasher, a built-in pantry, and three patio doors leading to the garden. The dining room, equipped with patio doors and wet underfloor heating, offers a seamless transition to the decking area for alfresco dining. The lounge, with its log burner, creates a cozy atmosphere. The orangery/sunroom, with tiled flooring, a ceiling fan, and garden views, is an inviting space that also houses a built-in Jetmaster BBQ/bar area, complete with refrigerator and wine cave, providing an excellent spot for indoor entertaining.















## SELLER INSIGHT

“We bought Scotsdale in March 1988, having returned from a posting in South Africa,” say the current owners of this stunning 6 bedroom home. “We were looking for a property with plenty of space to bring up our two boys; somewhere we could put our stamp on and call home. Scotsdale at that time was a 3 bedroom, 1 bathroom bungalow in dire need of some TLC, which was ideal as my husband was employed by a national house builder!”

“Since then, we have transformed the property into a place which is perfect for everyday life and entertaining alike,” the owners continue. “Our first extension in the 1990s gave us a lovely venue to host family and friends, which we did frequently. Among the many parties in the South West facing garden were two very special events: our son’s wedding, and our diving club’s black tie event. Both with marquees on the lawn, we had no problem fitting over 100 people plus catering vans, etc. Later we bought a 40 x 20 foot party tent and had many parties in that – in fact we are happy to leave this with the house.”

“Our final building project was the demolition of the old bungalow and the final piece of the jigsaw,” the owners continue, “giving us a family room, formal dining room and two extra bedrooms both with en suite. The house now flows through pocket doors, enabling the whole space to be opened up for parties or closed off for more intimate occasions. There is a great games room over the double garage and boot room, perfect for the younger members of our family. We are lucky to be able to host our family’s Christmas and birthday festivities, having 6 king size bedrooms and 5 bathrooms plus a cloakroom.”

The location of the property has much to offer, too. “The house itself is not overlooked, giving a sense of peace and privacy,” the owners say. “Yet, we are part of a friendly village community – we have had parties with many of the residents, and we buy our eggs from Tom & Pip at Quince Cottage! There is an excellent farm shop, Woburn Country Food, within walking distance for delicious local produce. One of our favourite things to do is to walk in the local woods, just around the corner from the house, which are part of The Greensand Ridge Walk. There are two bus services 200 yards or so from our house: every hour, the MK1 takes you to Bedford one way and to Milton Keynes via Luton Airport and Luton train station the other way; plus there is a Grant Palmer number 44 Bedford/Flitwick Station, again every hour.”

We will very much miss our wonderful home. However, at age 75 and 76, we are ready for our next life adventure!”

\* 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.

## First Floor

Halfway up the stairs, you'll find a charming apartment perfect for children or teenagers, featuring a lounge/games room, bathroom, and two king-size bedrooms. Bedroom 3 is an elegant king-size room with built-in wardrobes and an ensuite shower, offering a comfortable and private space. Bedroom 4, a grand super king-size room, boasts a walk-in wardrobe, an ensuite bathroom with a luxurious shower, tiled flooring, and Adelphi sanitary ware. Bedroom 5 is another spacious king-size room with an ensuite shower, Velux window with rain sensors, and a walk-in wardrobe. The master bedroom is a stunning super king-size suite, featuring Velux window with blackout blinds, breathtaking garden views, a dressing room, and an opulent ensuite bathroom with a shower and three heated towel rails. In total, the property boasts six spacious bedrooms, each thoughtfully designed for comfort and elegance.

















### Outside

Scotsdale sits on a generous 1-acre plot, featuring a recently serviced sewage treatment plant, a sweeping front garden driveway with ample parking, and a garden that offers complete privacy. The garden is adorned with mature trees, including walnut, olive, and oak trees, and a serene pond with Quist tree of tranquility sculptured fountain. The decking area, with a wooden gazebo equipped with power points and heating, provides an ideal space for outdoor relaxation. Several seating areas and a CCTV system with seven cameras ensure both comfort and security. A 2500L heating oil tank supports the property's needs, while the double garage, with electric doors, adds convenience.

### Location

Nestled in the picturesque Bedfordshire countryside, Haynes offers a charming blend of rural tranquility and modern convenience. This delightful village boasts scenic landscapes, historic architecture, and a tight-knit community atmosphere. Residents enjoy easy access to local amenities, including a farm shop within walking distance, the beautiful Maulden Woods, and a nearby bus stop with a Sunday service, offering routes to airports, train stations, and local towns. With excellent transport links to nearby Bedford and London, Haynes presents an ideal setting for those seeking a peaceful lifestyle within reach of urban centers. Whether you're drawn by its idyllic surroundings or its rich history, Haynes promises a warm welcome and a high quality of life.





# INFORMATION

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## Services, Utilities & Property Information

**Utilities** - Water, Sewerage Treatment Plant, Heating Oil, Mains Electricity

**Mobile Phone Coverage** - 4G and 5G mobile signal is available in the area we advise you to check with your provider

**Broadband Availability** - full fibre broadband up to 1,000Mbps provided by BT

**Tenure** - Freehold

**Directions** - MK45 3QU

**Local Authority:** Bedford

**Council Tax Band:** G

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 01234 607999

## Website

For more information visit F&C Microsite Address

## Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

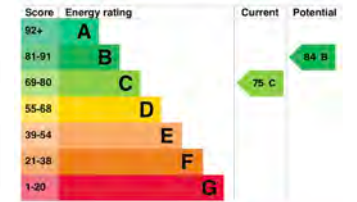
*Guide price* £ 1,400,000



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Tenure: Freehold  
Council Tax Band: G



GROSS INTERNAL AREA: 4673 sq ft, 435 m2  
OPEN TO BELOW & LOW CEILINGS: 124 sq ft, 11 m2  
GARAGE: 479 sq ft, 45 m2

**OVERALL TOTALS: 5276 sq ft, 491 m2**  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 04.10.2024





# FINE & COUNTRY

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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*



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## BEN PERKINS

### LUXURY PROPERTY CONSULTANT

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With over fourteen years of experience in the property sector across Bedfordshire and London, I have established myself as a reputable property consultant. My area of expertise specializes in marketing exquisite homes in the upper quartile of Bedfordshire.

At Fine & Country, we offer an unparalleled bespoke marketing service that sets us apart from all the local competition. Our approach is tailored to the unique qualities of your property, ensuring a world-class experience. We harness the power of cutting-edge technologies, collaborating exclusively with top-tier photographers and videographers. Leveraging our vast network of over 300 Fine&Country locations throughout the UK and worldwide, our international marketing campaigns have an extensive reach. They encompass over 100 international portals, prominent exposure in our prestigious Park Lane showroom in London, prominent visibility on major social media platforms, and presence in our renowned national and international luxury magazines.

I take pride in providing a consultancy-level service and employing exceptional negotiation skills. This guarantees that both sellers and buyers receive the most accurate and valuable information, thereby enhancing their overall experience with Fine & Country. I am dedicated to ensuring your satisfaction throughout the entire process.

THE FINE & COUNTRY  
FOUNDATION

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