



10 Windmill Hill

Biddenham | Bedford | MK40 4AG





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Price £875,000

A modernised home offering flexible space and open plan living...

Key Features

Rarely available

Versatile accommodation

Up to six bedrooms

Four bath/shower rooms

Living room

Open plan kitchen/family room with media wall

Utility room

Gas central heating

Gated off road parking to the front

Landscaped garden

Freehold

- Council Tax Band: E
- Energy Efficiency Rating: D



Accommodation

This detached home is situated just 1.3 miles from Bedford's mainline railway station and offers exceptionally versatile accommodation arranged over two floors.

The property has been subject to a substantial programme of extension and modernisation by the current owners and now provides almost 2,600 sq. ft of accommodation. The impressive kitchen/family room is particularly well specified, featuring a range of stylish fitted units with granite worktops and integrated appliances. A striking media wall incorporates sliding partitions and an inset electric fire.

The family and dining areas benefit from bi-folding doors opening onto the garden, while a ceiling lantern floods the space with natural light. To the front of the property, the formal living room measures approximately 23' x 15'8".

Further ground-floor accommodation comprises three bedrooms, one of which has a dressing room leading through to a utility room. These rooms offer considerable flexibility and could readily be adapted to create an annexe, or configured to provide additional bedrooms, home offices or other living space to suit individual requirements.

Upstairs, there are three generously proportioned bedrooms, all benefiting from fitted wardrobes and en suite facilities. One of the bedrooms also enjoys a Juliet balcony.

Additional benefits include a ground-floor cloakroom and separate shower room, gas-fired central heating, double glazing and underfloor heating within the kitchen/family room.





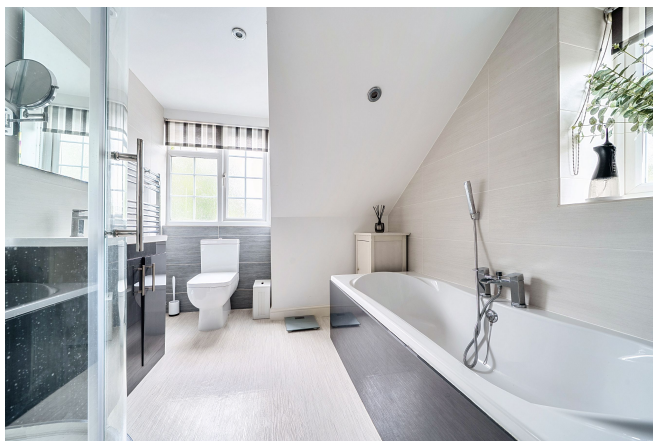
Outside & Location

Outside, the property is approached via an electric sliding gate and provides block-paved off-road parking for several vehicles. The beautifully landscaped rear garden features a number of patio areas, areas of lawn and a variety of established shrubs and plants. A garage is positioned at the rear of the garden.

The property is located on Windmill Hill, fronting Bromham Road, and enjoys excellent access to the western bypass, providing convenient links to the A1, M1 and Milton Keynes. Bedford town centre is just over a mile away and offers an extensive range of amenities and facilities. Bedford's mainline railway station provides fast and frequent services to London and destinations beyond.

The town also offers an excellent choice of schooling, with a wide selection of both state and independent schools.

Bedford Railway Station • 1 mile
Milton Keynes • 15 miles
A1 Black Cat Roundabout • 14 miles
M1 Junction 13 • 11 miles
Luton Airport • 29 miles
Stansted Airport • 47 miles
London • 58 miles







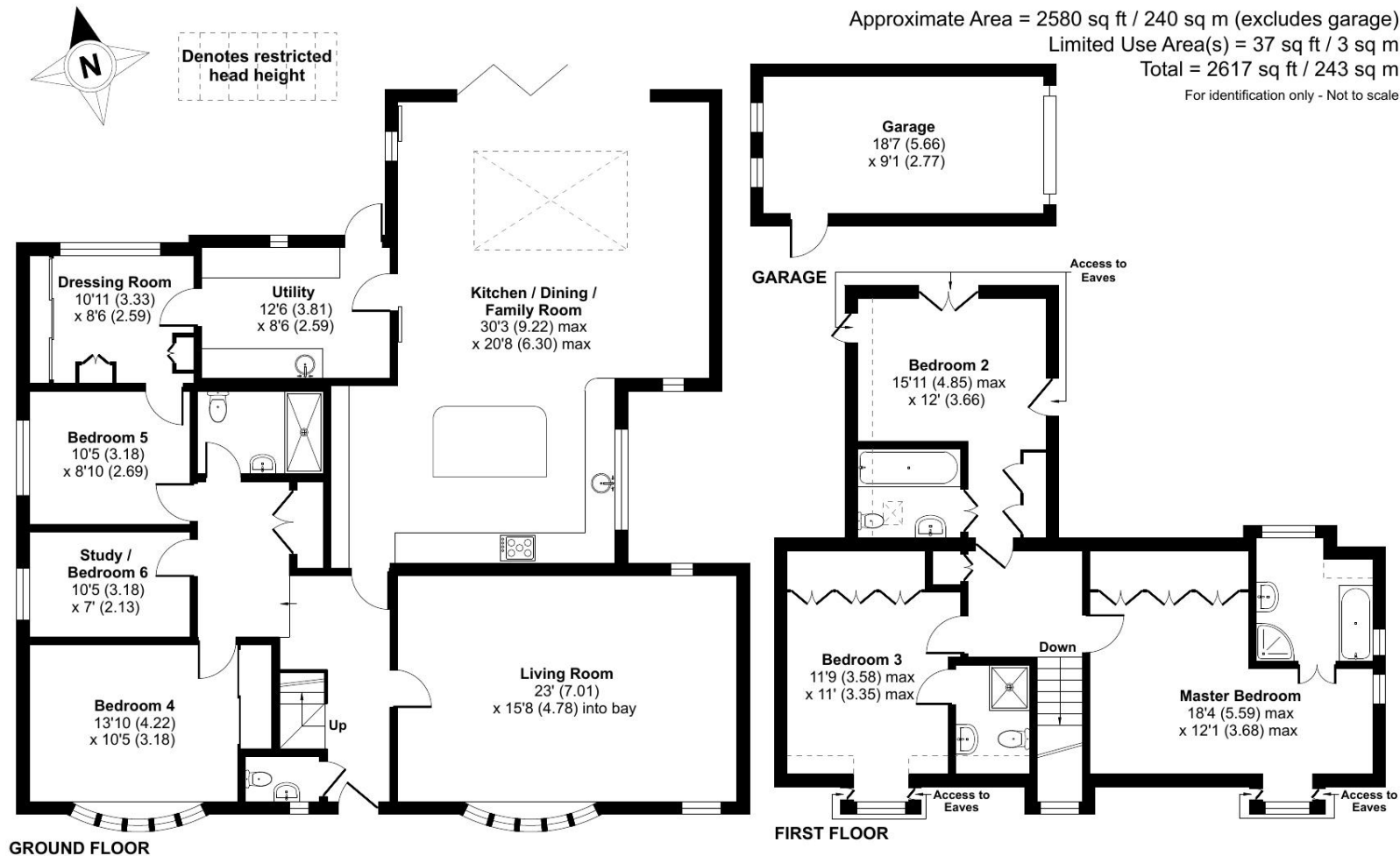
Windmill Hill, Biddenham, Bedford

Approximate Area = 2580 sq ft / 240 sq m (excludes garage)

Limited Use Area(s) = 37 sq ft / 3 sq m

Total = 2617 sq ft / 243 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lane & Holmes. REF: 711795

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