



1 Brook Lane

Renhold | Bedford | MK41 0LD



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Guide £1,450,000

An exceptional one-off detached residence set within approximately 2.6 acres (sts) of beautifully established grounds offering an enviable blend of privacy, space and lifestyle appeal.

Key Features

Detached family home on approx. 2.6 acres (sts)
Sweeping driveway with cast iron electric gates
Five bedrooms & spacious living accommodation
Modern bathroom with spa bath
Gym/games room from garage conversion
Covered BBQ area with pizza oven
Mature gardens with pond and three paddocks

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



Approached via impressive cast iron electric gates, the sweeping driveway immediately creates a striking first impression, providing extensive parking and a grand sense of arrival.

This substantial family home extends to over 2,900 sq. ft. (sts) of versatile accommodation, perfectly suited for modern family living. Upon entering, you are welcomed by a large and impressive entrance hall which sets the tone for the spacious accommodation throughout. The elegant lounge is a particular highlight, featuring a contemporary media wall with inset fireplace and Bluetooth ceiling speakers, creating a stylish and immersive space for relaxing and entertaining.

The ground floor also offers a formal dining room, a spacious office and a well-appointed kitchen with adjoining utility and laundry rooms. A standout feature of the property is the converted garage, now transformed into an impressive gym/games room with additional storage, offering excellent flexibility for leisure, entertaining or home working requirements.

To the first floor are five well-proportioned bedrooms, including a generous principal suite complete with shutter blinds and an en suite bathroom complemented by a stunning modern family bathroom featuring a luxurious spa bath, creating the perfect space to relax and unwind. A spacious landing further enhances the sense of space throughout the first floor.





Externally, the property truly excels. The mature gardens and grounds are a major feature, beautifully maintained to create a peaceful parkland-style setting with expansive lawns, established trees, landscaped borders, a pond and far-reaching views across the surrounding countryside. Superb outdoor entertaining spaces include a covered social area overlooking the paved terrace, together with a covered BBQ area complete with pizza oven ideal for hosting family and friends throughout the year.

Beyond the formal gardens is a large grassed field split into three paddocks, which could be utilised for equestrian purposes, small livestock, the creation of a private orchard, or simply enjoyed as part of the wonderful grounds and outdoor lifestyle this exceptional property has to offer. Nearby bridle paths further enhance the appeal for countryside enthusiasts.

Further benefits include gas central heating and double glazed windows throughout.

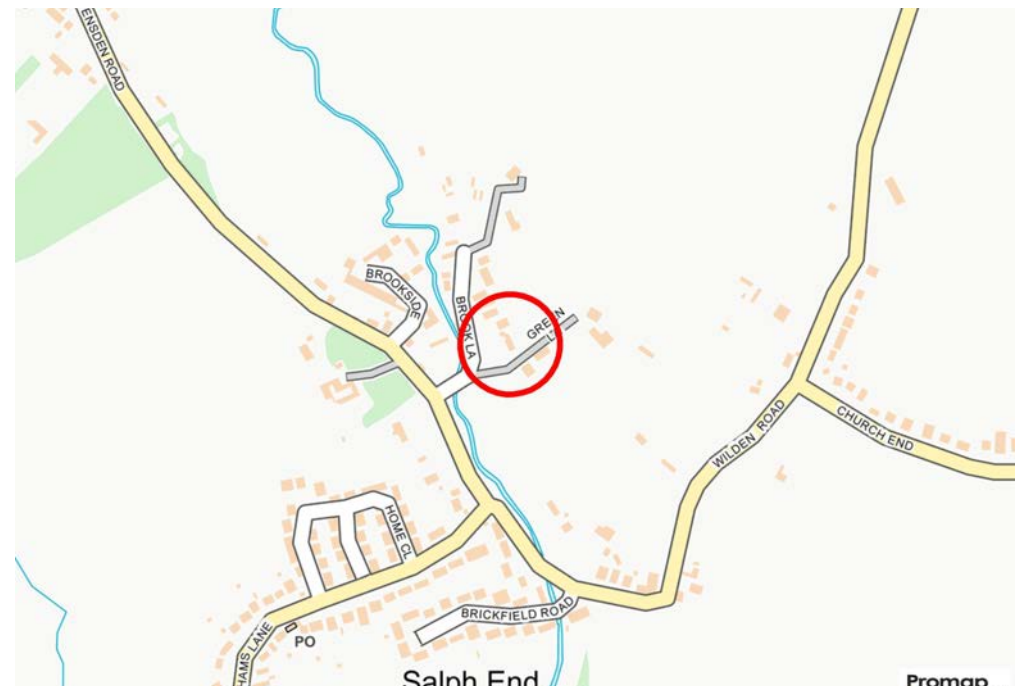
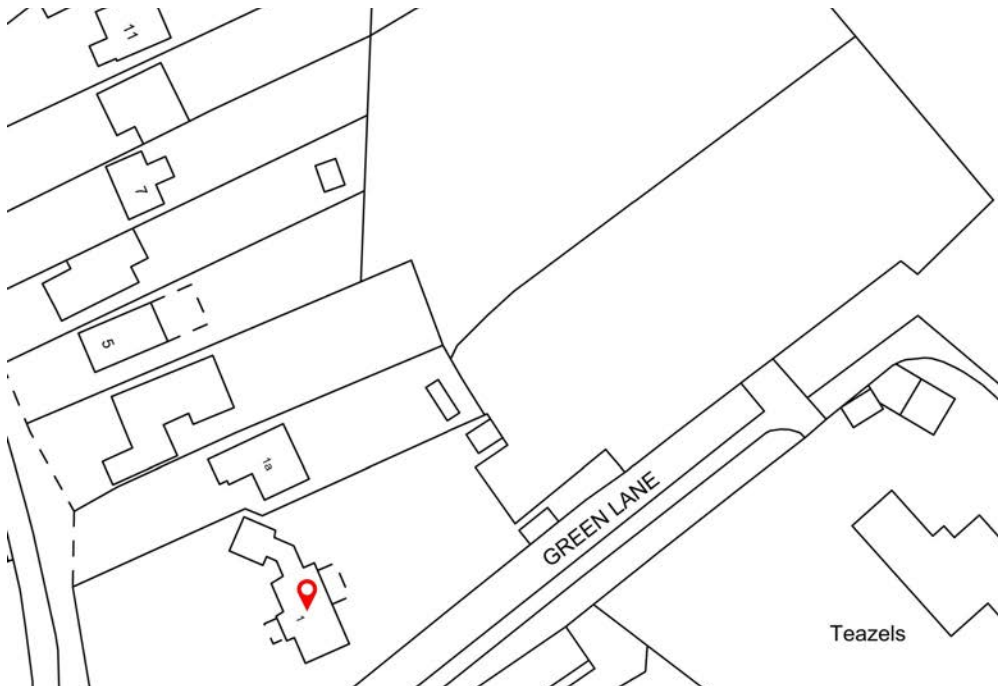
The sweeping driveway further enhances the sense of exclusivity and grandeur, while the substantial plot provides exceptional outdoor space for recreation, entertaining and lifestyle living.

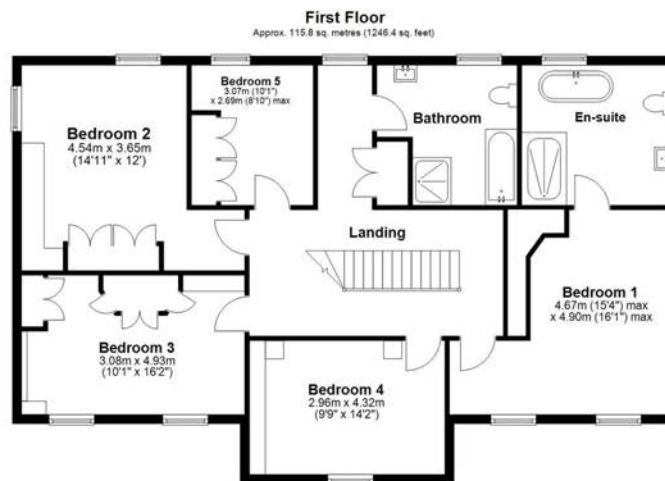
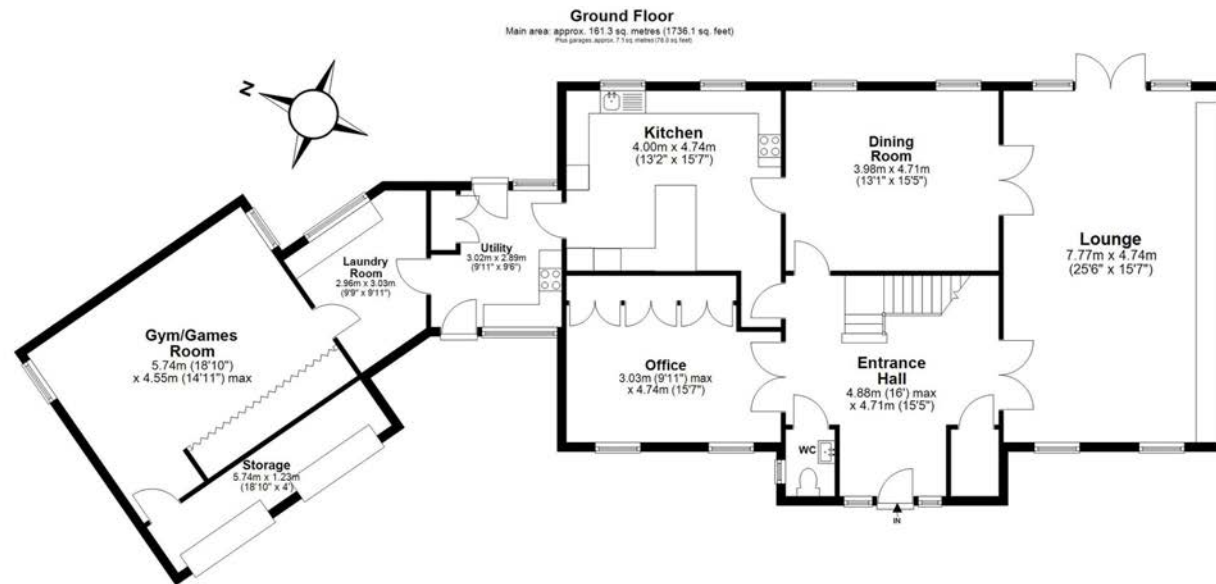
Renhold offers its own highly popular Primary School and Public House and is very well placed for access to both Bedford and to Bedford's southern bypass (A421) linking the A1 to the M1.

Bedford offers a wide range of shops and services together with excellent schooling, both private and state, and the property is just four and a half miles from Bedford's mainline station with regular services to the capital and other popular destinations.









Main area: Approx. 277.1 sq. metres (2982.4 sq. feet)
Plus garages, approx. 7.1 sq. metres (76.0 sq. feet)

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Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.