



School Lane, Roxton, Bedford, MK44 3DR
£785,000 Freehold



READY TO MOVE IN

A Luxury brand new 5 bedroom detached house situated in this exclusive development within the sought after village of Roxton. This superb house comes with an extensive specification list including air source heat pumps and Luxury flooring provided throughout.

The well planned family accommodation includes a generous entrance hall, guest cloakroom, Living Room, Dining Room, a stunning kitchen/dining/family room leading to the rear garden and a useful utility. On the first floor there are 5 generous bedrooms, the master and bedroom 2 with luxury en-suites', and a high specification family bathroom.

The Eaton comes with 2 surface parking spaces and a double detached garage as well as a generous landscaped rear garden.

£30K CASHBACK & UPGRADES WORTH OVER £13K!

UPGRADES WORTH OVER £13,000!

Entrance Hall

Living Room

21'9 x 14' (6.63m x 4.27m)

Kitchen/Family Room

36'9 x 17'4 (11.20m x 5.28m)

Dining Room

12'6 x 10'7 (3.81m x 3.23m)

Utility Room

WC

First Floor landing

Bedroom 1

17'4 x 14'7 (5.28m x 4.45m)

Ensuite

Bedroom 2

13'10 x 11'10 (4.22m x 3.61m)

Ensuite

Council Tax:



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Bedroom 3

12'5 x 10'11 (3.78m x 3.33m)

Bedroom 4

10'11 x 9' (3.33m x 2.74m)

Bedroom 5

11'6 x 7' (3.51m x 2.13m)

Bathroom

Enclosed Rear Garden

Double Garage

Roxton

Roxton is a pretty and well served village, offering a local pub, village shop, and popular garden centre just a short walk away. Commuters are well catered for, with Bedford and St Neots railway stations just a 10 minute drive, providing direct links to London as well a new links to Cambridge are already in progress!

Service charge

£355 per annum



These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2026.



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