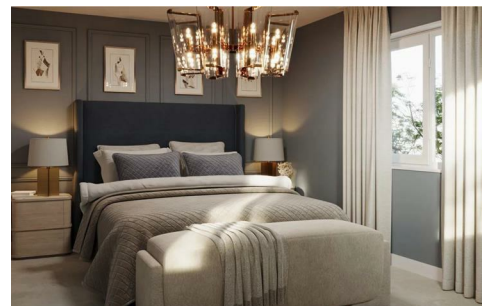




School Lane, Roxton, Bedford, MK44 3DR
Price £800,000 Freehold



Est Completion - Winter 2026

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 and separate Dining Room, a stunning kitchen/family room with french doors leading to the rear garden and a useful utility. On the first floor there are 5 generous bedrooms, the master and guest bedrooms both with a luxury en suite, and a high specification family bathroom.

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

Entrance Hall

Living Room

19'1 x 12' (5.82m x 3.66m)

Kitchen/Family Room

25'11 x 16'11 (7.90m x 5.16m)

Dining Room

12'11 x 11'8 (3.94m x 3.56m)

Utility Room

WC

First Floor Landing

Bedroom 1

18'8 x 15'6 (5.69m x 4.72m)

Ensuite

Bedroom 2

14'8 x 13'1 (4.47m x 3.99m)

Ensuite

Council Tax:



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|--------|---|--------|
| Current | Future | Current | Future |
| 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 | | England & Wales | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |

Bedroom 3

14'7 x 10'10 (4.45m x 3.30m)

Bedroom 4

13'10 x 13'1 (4.22m x 3.99m)

Bedroom 5

9'9 x 8'5 (2.97m x 2.57m)

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 2024.



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