



School Lane, Roxton, Bedford, MK44 3DR
Price £695,000 Freehold



READY TO MOVE IN

A Luxury brand new 4 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/Family Room, a stunning kitchen/dining with french doors leading to the rear garden and a useful utility. On the first floor there are 4 generous bedrooms, the master and guest bedrooms both with a luxury en suite, and a high specification family bathroom.

The Sherringham comes with 3 surface parking spaces and a single detached garage as well as a generous landscaped rear garden.

£15K CASHBACK & UPGRADES WORTH OVER £12K!

Entrance hall

Living Room

24'10 x 12'1 (7.57m x 3.68m)

Kitchen

12'2 x 9'9 (3.71m x 2.97m)

Breakfast/Family Room

12'2 x 11'3 (3.71m x 3.43m)

Dining Room

12'2 x 11'8 (3.71m x 3.56m)

Utility Room

WC

First Floor Landing

Bedroom 1

13'6 x 12'1 (4.11m x 3.68m)

Ensuite

Bedroom 2

12'7 x 12'3 (3.84m x 3.73m)
Council Tax:

Ensuite

Bedroom 3

12'2 x 9'1 (3.71m x 2.77m)

Bedroom 4

11'7 x 9'2 (3.53m x 2.79m)

Bathroom

Enclosed Rear Garden

Single 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



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

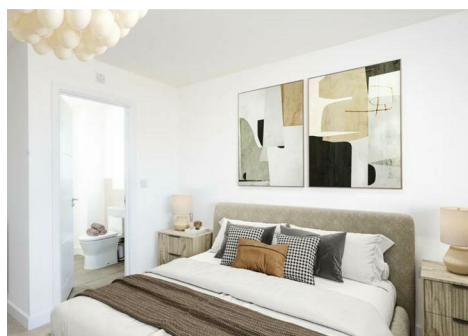


Ground Floor



First Floor

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Taylor Made Residential Limited
Taylor House, Roman Gate, Saxon Way, Great Denham, Bedford, MK40 4FU



01234 302043



bedford@taylormadepropertyes.co.uk
www.taylorlandandpropertygroup.co.uk

Company Registration: 10726223 VAT Number: 268 8165 58

