



The Fields, Lower Caldecote - SG18 9BA

Guide Price £500,000



HARVEY
ROBINSON

- BEAUTIFULLY RESTORED GEORGIAN FAMILY HOME
- THOUGHTFULLY EXTENDED AND FINISHED TO AN EXCEPTIONAL STANDARD
- STUNNING OPEN PLAN KITCHEN WITH VAULTED CEILING
- FOUR GENEROUS BEDROOMS INCLUDING ENSUITE TO THE MAIN BEDROOM
- BEAUTIFULLY LANDSCAPED GARDEN AND OPEN COUNTRYSIDE VIEWS
- 31FT TANDEM GARAGE WITH POWER, ELECTRIC DOOR & MULTI PURPOSE POTENTIAL
- CHARACTER FEATURES SEAMLESSLY BLENDED WITH CONTEMPORARY DESIGN
- UNDERFLOOR HEATING TO THE KITCHEN, DINING AREA & FAMILY BATHROOM
- OFF ROAD PARKING + EXCELLENT COMMUTER LINKS TO LONDON
- SECLUDED, EXCLUSIVE LOCATION

LOCATION AND AMENITIES

Lower Caldecote remains one of Bedfordshire's most desirable village settings, offering a wonderful balance of countryside living and commuter convenience. Open rural views are enjoyed directly from the property, whilst both Biggleswade and Sandy are within approximately two miles, providing fast mainline rail services into London alongside a comprehensive range of shops, cafés and everyday amenities. Excellent road links via the A1(M) complete the appeal of this exceptional location.

FAQ'S

Property Tenure: Freehold

Property Age: Victorian (1830 - 1901)

Council Tax Band: C

Boiler Installed: 2022

Boiler Serviced: 29/07/2025

Rear Garden Aspect: West

Water Meter: No

Primary School catchment: Primary Schools in Upper Caldecote and Ickwell

Secondary School Catchment: Biggleswade and Sandy

EPC Rating: D





A beautifully restored Victorian home, thoughtfully extended and finished to an exceptional standard throughout, enjoying open countryside views from its enviable position within the sought-after village of Lower Caldecote.

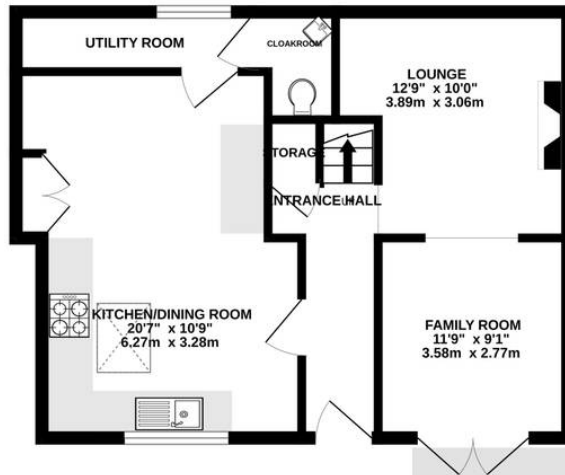
Having been lovingly renovated by the current owners, this outstanding family home successfully combines the timeless elegance of its Victorian origins with the comforts and practicality expected of modern living. Every improvement has been undertaken with great care, preserving the property's wealth of original character whilst introducing bright, contemporary living spaces designed around everyday family life.

At the heart of the home is a magnificent open-plan kitchen and dining room, undoubtedly the social hub of the home. A vaulted ceiling, with a Velux window floods the room with natural light, while exposed brickwork adds warmth and character. Beautiful shaker-style cabinetry is complemented by quality integrated appliances, including a wine cooler, with a pantry too providing excellent additional storage. Underfloor heating ensures the space is as comfortable as it is stylish, creating the perfect setting for everything from relaxed family breakfasts to larger gatherings with friends.

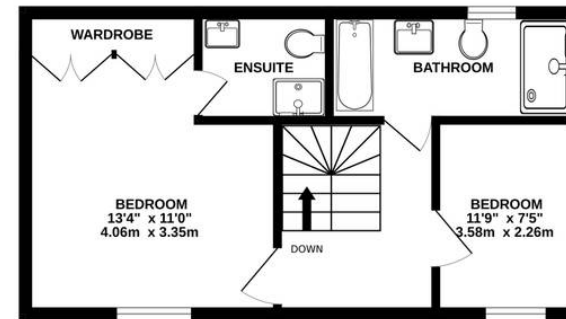
Flowing effortlessly from the kitchen is an elegant lounge centred around a feature fireplace with a wood-burning stove. Open plan to the family room, aluminium-framed French doors open directly onto the landscaped gardens, allowing the living space to extend outdoors during the warmer months and creating an ideal environment for entertaining. A separate utility room and cloakroom complete the ground floor, providing valuable practicality without compromising the clean, contemporary finish found throughout the home.



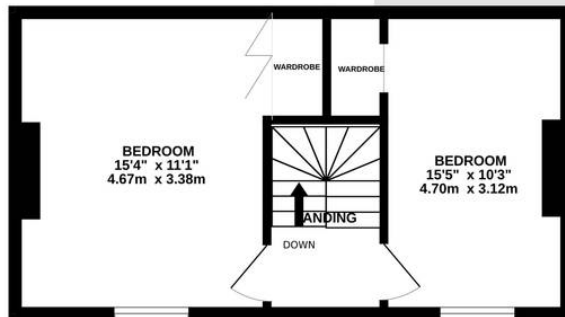
GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



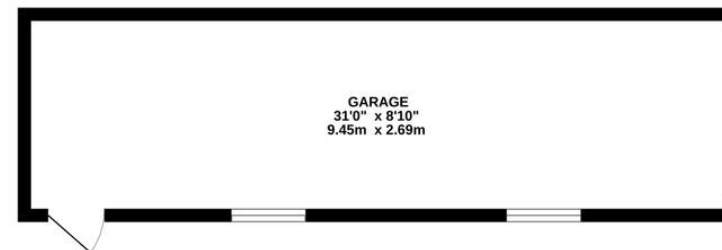
1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



2ND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



3RD FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 1578sq.ft. (146.6 sq.m.) approx.

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The first floor continues the exceptional standard of presentation, with the main bedroom offering fitted wardrobes and a beautifully appointed en-suite shower room. A further bedroom on this floor is currently arranged as a nursery but would equally make an excellent home office or guest bedroom. The luxurious four-piece family bathroom, complete with underfloor heating, has been finished with the same careful attention to detail seen throughout the property.

Two further double bedrooms occupy the second floor, both enjoying generous proportions and built-in storage, making the accommodation ideally suited to growing families or visiting guests.

Outside, the garden has been thoughtfully landscaped to create a series of inviting outdoor spaces. A generous paved terrace with pergola provides the perfect setting for summer entertaining, whilst established planting and well-stocked borders create colour, privacy and interest throughout the year. A further courtyard area provides gated access to the impressive 31ft tandem garage, complete with power, windows and an electric door. Offering exceptional versatility, the garage would lend itself equally well to secure parking, a workshop, home office or studio, whilst additional driveway parking is positioned to the side with access to via a shared private access.

