



Standalone Warren, Haynes, Bedford, MK45

Offers In Region Of £850,000

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Urban Luxe Property beyond proud to present this charming executive three bedroom period cottage set in approximately an acre, within a secluded private road in the sought after village of Haynes, Bedfordshire.

A grand entrance sets the scene for this truly rare opportunity. A vast driveway down into wonderful grounds, right in the middle of woodland - a unique position on the outskirts of Haynes, this stunning property has so much to offer.

Inside you will find everything finished to an extremely high standard with versatility and further scope for extension, giving any prospective buyers the chance to create an even more greatly impressive family home. The current owners have planning in place for something very special.

The present accommodation comprises of entrance hall, cloakroom, 22ft spacious lounge/diner complete with log burner, modern kitchen with granite worktops, utility/boot room, master bedroom with ensuite shower room, two further bedrooms, family bathroom, as well as a purpose built outdoor garden room/office. Externally the property sits on a

Floor Area
1103 sq. ft.

Tenure
Freehold

Service Charge
£0 per annum

Ground Rent
£0 per annum

generous plot with sweeping driveway with enough space for multiple cars and ample space for entertainment, with grounds laid to lawn and numerous patio areas for seating and respite.

Haynes is a highly regarded Bedfordshire village surrounded by attractive open countryside, offering an appealing balance of rural living and excellent connectivity. The village has a strong sense of community and enjoys a peaceful setting, with an abundance of countryside walks and bridleways on the doorstep. It is well connected, Bedford railway station provides fast services into London St Pancras International while the A421, A1 & M1 are readily accessible, making the village an excellent choice for those seeking country living without compromising on commuter connection.

Open day Saturday 29th August 2026, book your slot early to avoid disappointment!

In summary the property offers:-

3 bedrooms

Entrance Hall

Cloakroom

Kitchen

Spacious lounge/diner

Ensuite to master bedroom

Family bathroom

Garden room/office

EPC Rating: D

Council Tax Band: F

- 3 good size bedrooms
- Modern Shaker style kitchen
- Utility/boot room
- Family bathroom
- Set in approx 1 acre
- 22ft lounge/diner
- Cloakroom
- Ensuite to master bedroom
- Garden room/office
- Good transport links to A421/M1/A1

