



**Kennedy
& Foster**
EXECUTIVE HOMES

**27 St Andrews Way, Langford
SG18 9QL**

£735,000

HIGH SPECIFICATION DETACHED RESIDENCE WITH DOUBLE GARAGE

- DETACHED EXECUTIVE HOME
- LOUNGE
- OUTSTANDING KITCHEN/BREAKFAST AND FAMILY ROOM
- UTILITY ROOM
- CLOAKROOM
- STUDY
- FOUR DOUBLE BEDROOM
- 4 PIECE ENSUITE AND FAMILY BATHROOM
- DOUBLE GARAGE
- VIEWS OVER FIELD

An exceptional and prestigious four-bedroom detached residence, offering refined executive living in a highly sought-after village location. Set within a desirable location in the heart of Langford, this elegant double-fronted home with a double garage and further parking presents beautifully proportioned accommodation where space, style, and privacy combine effortlessly. The ground floor is introduced by a welcoming entrance hall and features a generous living room, while the beautifully designed kitchen/breakfast and dining room forms the heart of the home, thoughtfully arranged for everyday living and the space to host social occasions. A guest cloakroom/WC, utility and study completes the ground floor. To the first floor are four double bedrooms, a luxurious mater suite with 4 piece en-suite facilities, together with a contemporary 4-piece family bathroom finished to an excellent standard.

Externally, the property enjoys strong kerb appeal with a driveway providing off-road parking, leading to a detached double garage.

The rear garden is of a generous size with views over field and countryside.

Langford is a highly regarded village offering local amenities, reputable schooling, and picturesque countryside walks, while remaining well placed for nearby market towns and commuter links. A rare opportunity to acquire a home of genuine quality, presence, and distinction in a desirable village setting. Viewing is essential to fully appreciate the lifestyle on offer.





Property Description

WOODEN FRONT DOOR WITH GLAZED PANELS TO SIDE LEADING INTO:

ENTRANCE HALL

Karndeian flooring, radiator, stairs to first floor, inset lighting. Double doors to:

LOUNGE

16' 00" x 14' 01" (4.88m x 4.29m) Radiator, uPVC double glazed window to front, fireplace with Quartz hearth with wall panelling to either side of fireplace.

STUDY

11' 00" x 7' 04" (3.35m x 2.24m) Karndeian flooring, uPVC double glazed window to front, fitted cupboards along one wall.

CLOAKROOM

6' 1" x 4' 8" (1.85m x 1.42m) Close coupled WC, vanity basin with cupboards under, radiator, Karndeian flooring.

KITCHEN/FAMILY/BREAKFAST ROOM

32' 01" x 12' 07" (9.78m x 3.84m) High specification refitted kitchen with Island comprising of: Shaker panelled units with a range of wall, base and drawers with Caesar stone quartz work surfaces. Larder cupboards. Two self cleaning ovens. 5 ring induction hob. Integrated dishwasher. Island with cupboards under, crate drawers, breakfast bar, pop up electrics, inset 1 ½ bowl stainless steel sink unit with Quooker hot water tap. Caesar stone quartz work surface. Karndeian flooring. uPVC double glazed window to rear, uPVC double glazed French door to rear garden. Door to utility Room, double door to dining room.

UTILITY ROOM

6' 01" x 5' 11" (1.85m x 1.8m) Karndeian floor, stainless steel single drainer sink unit with mixer tap, cupboard housing boiler, cupboards. Door to side entrance.

DINING ROOM

15' 10" x 10' 9" (4.83m x 3.28m) Karndeian flooring, dual aspect uPVC double glazed windows, air conditioning, uPVC double glazed French doors to rear garden, radiator.

FIRST FLOOR GALLENED LANDING

Access to insulated loft space, radiator, inset lighting, uPVC double glazed window to front, airing cupboard. Doors to:





BEDROOM ONE

14' 8" x 11' 08" (4.47m x 3.56m) Radiator, uPVC double glazed window to rear, built in triple and double wardrobes with sliding doors. Door to:

4 PIECE ENSUITE

Panelled bath with mixer tap and hand held shower attachment, tiled splash back, vanity basin with cupboard under, close coupled WC, walk in tiled shower cubicle with rainwater shower and hand held shower, heated towel rail.

BEDROOM TWO

13' 08" x 9' 01" (4.17m x 2.77m) Built in double wardrobe with sliding doors, radiator, uPVC double glazed window with views of fields.

BEDROOM THREE

11' 05" x 9' 01" (3.48m x 2.77m) Radiator, uPVC double glazed window to rear.

BEDROOM FOUR

10' 0" x 7' 10" (3.05m x 2.39m) Radiator, uPVC double glazed window to front.

4 PIECE BATHROOM

4 Piece bath with mixer tap and hand shower attachment, vanity basin and cupboard under, close coupled WC, fully tiled shower cubicle, shower over, heated towel rail, radiator, inset lighting, frosted uPVC double glazed window to side.



OUTSIDE

FRONT GARDEN

Astro turf, shrubs, pathway to front door, gated side access to rear garden.

DETACHED DOUBLE GARAGE

23' 06" x 20' 0" (7.16m x 6.1m) Up and over electric door with power and light, personal door to rear garden.

REAR GARDEN OF A GENEROUS SIZE

Spacious paved porcelain patio, summer house (by separate negotiation), raised pond (by separate negotiation), raised beds, laid to lawn, gated side access to front, views of fields.

AGENT NOTES

Development Charge - £234.61 per annum

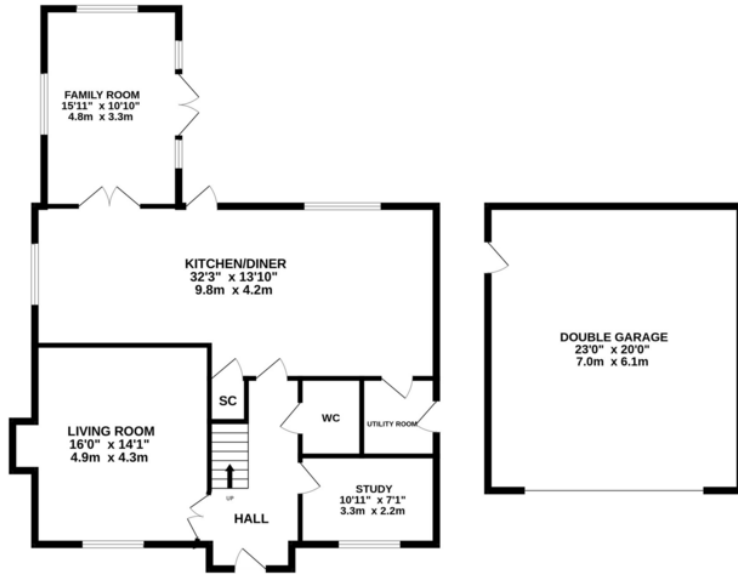
SOLAR PANELS

There are Photovoltaic Solar Panels on the property. These panels convert daylight into electricity via PV panels/modules on the roof, the electricity produced is connected to a consumer unit and will power a proportion of your electrical requirements.

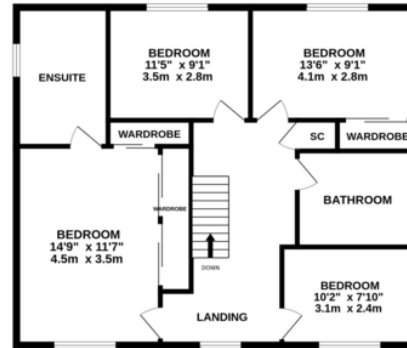




GROUND FLOOR
1535 sq.ft. (142.6 sq.m.) approx.



1ST FLOOR
879 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA : 2414 sq.ft. (224.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Tax band G

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

VIEWINGS

Strictly by prior appointment with the agent.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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