



70 Ravensden Road
Renhold | Bedford | MK41 0JY





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Price £1,200,000

An expansive and impressive residence with a self-contained annexe, on a c.0.4-acre plot neighbouring fields, and in a peaceful location within easy reach of Bedford centre, station and schools.

Key Features

Expansive residence spread over c.3,400 sq ft

Extensive refurbishment in 2020

Impressive open-plan living space

Separate lounge with inglenook fireplace

Formal dining room, dedicated office

Four double bedrooms, three en suites

Self-contained annexe, detached studio

C.0.4-acre plot neighbouring fields

Peaceful village location of Renhold

- Council Tax Band: G
- Energy Efficiency Rating: D



Accommodation

70 Ravensden Road has had a new lease of life over the last few years. The 1980s property was transformed by the current owners during the pandemic - from dull and dated to bright and timeless - and it retains that newly refurbished feel. As well as cosmetic overhaul, practical aspects were taken care of, including plumbing, electrics, the roof and all new windows. Solar thermal panels, underfloor heating and extra insulation have improved energy efficiency.

This truly is a home that balances functional everyday living with that sociable, party vibe. A family is sure to be comfortable here and guests are sure to be impressed. Perhaps most impressive: the expansive open-plan kitchen/dining/family space. This has stunning vaulted ceilings with French oak beams, and lots of natural light from a roof lantern, skylights, surrounding windows and both double and bi-fold doors. It's obvious the owners invested in creating the perfect kitchen, including quality cabinetry, stone surfacing, a huge central island, Miele and Fisher & Paykel integrated appliances, plus a double butler sink with a Quooker boiling water tap.

At the front of the house are two reception rooms. The dining room allows for more formal meals, while the lounge is separate from activity in the open-plan areas. The lounge is very generous, yet cosy and characterful, with the inglenook fireplace centre stage. There's also a dedicated office downstairs with a cloakroom opposite.





Off the lounge is the self-contained annexe. 'Annexe' is an understatement; this is a full apartment. There's a living/dining room, a kitchen area, a double bedroom and a bathroom (easily swapped into a shower room if preferred). This is amazing for multi-generational living, to give older children independence or if you need accommodation for an au pair.

Upstairs are four bedrooms, all big doubles, the principal with dual walk-in wardrobes, and three with an en suite shower room. The family bathroom features a freestanding bath. The views from up here are wonderful, best appreciated from the sitting area on the landing or the window seat in the rear bedroom.

Outside

70 Ravensden Road occupies a c.0.4-acre plot. The property is tucked privately behind hedging and tall trees, with a carriage driveway at the front.

To the rear is a gorgeous garden. The side boundary is lined with low fencing, making the most of the countryside setting. There are various seating areas so you can take in the views from almost anywhere. The party vibe continues outside, with power points and inset lighting on the main patio, plus space for a hot tub if you like. Trees in the garden include pear and plum, as well as a collection of acers, all different colours. There's also wisteria winding over the back of the house.

Last but not least is the summerhouse - another understatement. This is substantial and versatile, with potential as a gym, a studio, even a teenager's den.



Area

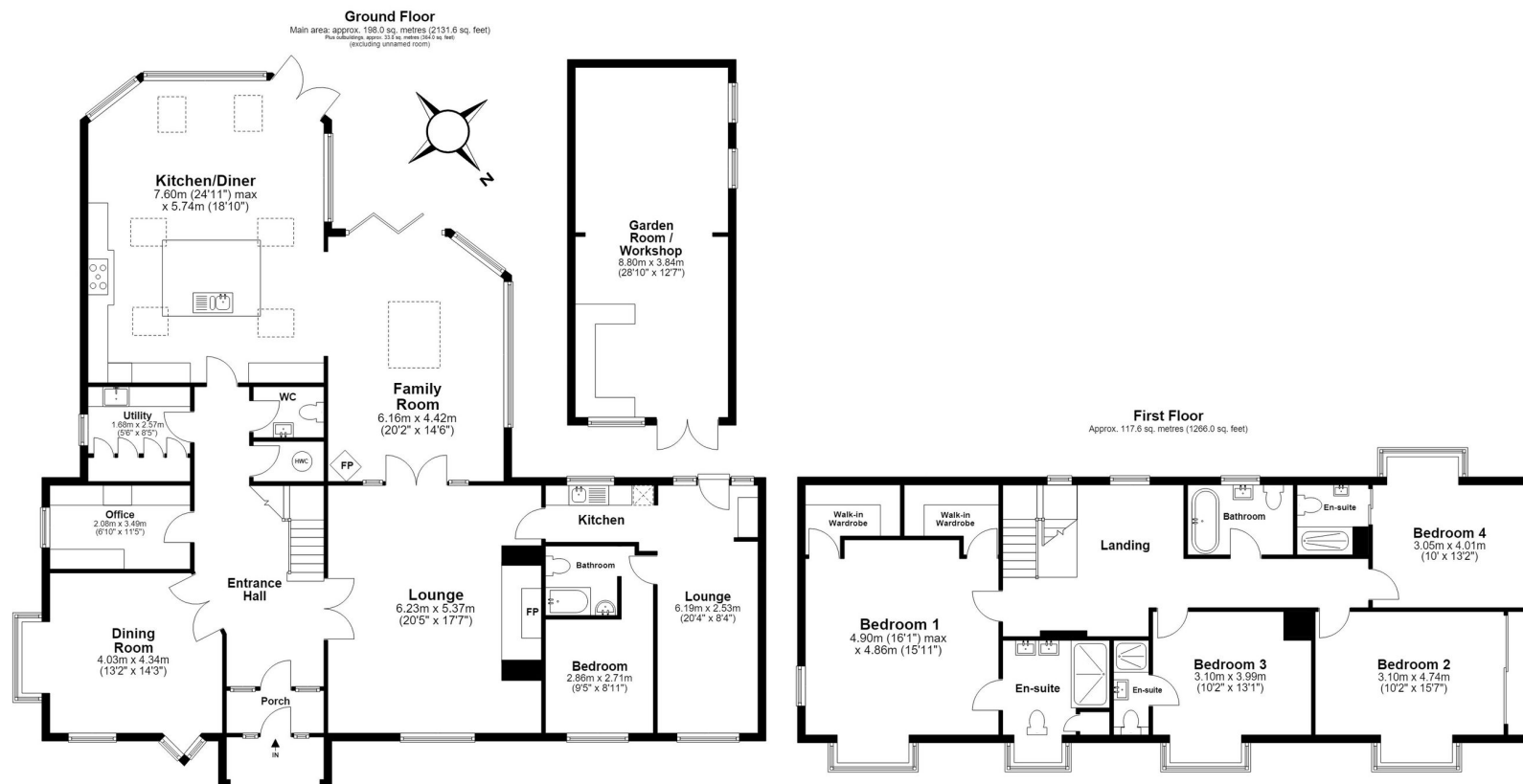
Renhold sits just north of Bedford, within close proximity of the town centre, mainline station and renowned Harpur Trust. So close, in fact, that you can drop the kids at the school gates, order a coffee or be on the train into London within 15 minutes (services take as little as 40 minutes to St Pancras, via Luton airport).

While the location has convenience and connectivity, Renhold is more rural than you may expect. Horses trot down the path alongside the plot (which leads past Mowsbury Golf Club and to Mowsbury Park), Pells Farm Shop is on the doorstep, and of course there are the neighbouring fields, carrying on for miles. Equestrian facilities can be found nearby, including Keysoe International.

The village has amenities including The Polhill Arms, Oakwood Stores and Renhold Primary School, while Bedford centre has everything else you could need, from a long list of cafés and restaurants, to sports and leisure facilities, to an array of events and entertainment.







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