



**Kennedy
& Foster**

Hillcroft
68 New Road
Clifton
SG17 5JL
OIEO £800,000

- STUNNING FIELD VIEWS
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- HIGH GLOSS KITCHEN
- DUTCH STYLE HOUSE
- AMPLE PARKING
- APPROX 1.34 ACRES
- TWO GOOD SIZE STORAGE BARNES
- GATED ACCESS



We are very pleased to bring to the market this unique Dutch style detached home. The property has been renovated to a high standard and views over a large garden and open fields. The land itself is a great space and could even consider a business opportunity for log cabins or glamping style (subject to planning). This family home should be viewed at the earliest opportunity through Kennedy & Foster Limited.

PARTICULARS

Double glazed front door with glazed panel to the side leading into:

RECEPTION HALL

Stairs to first floor landing, laminate flooring, uPVC double glazed window to front. Doors to:

CLOAKROOM

Low level W.C, basin with cupboard under, laminate flooring.

LOUNGE

15' 09" x 10' 11" (4.8m x 3.33m) Bifold doors opening onto composite decking with uninterrupted views over fields and your amazing gardens of approx. 1.34 acres. A truly stunning experience. Vertical radiator, laminate flooring, feature uPVC double glazed window to side.

DINING ROOM

11' 09" x 11' 05" (3.58m x 3.48m) Log burner, uPVC double glazed window to front, built in shelved storage cupboards, laminate flooring.

KITCHEN

11' 4" x 10' 9" (3.45m x 3.28m) A range of high gloss base and wall mounted units with granite work top surfaces. Stainless steel sink and drainer. Neff oven and grill. Gas hob and extractor over. Built in dishwasher. Potterton wall mounted boiler. Double glazed window to the side. Double glazed patio door leading onto the terrace. Tall radiator. Tiled flooring. recessed lighting. Built in fridge and freezer. Space and plumbing for washing machine.

FIRST FLOOR LANDING

Loft, uPVC double glazed feature window with views over fields to the front. Doors to:

BEDROOM

12' 10" x 11' 11" (3.91m x 3.63m) Radiator, uPVC double glazed window to front with views over fields, coving to ceiling.

BEDROOM

12' 11" x 9' 08" (3.94m x 2.95m) uPVC double glazed window to rear with stunning views.

BEDROOM

11' 10" x 9' 7" (3.61m x 2.92m) Built in cupboard, radiator, uPVC double glazed window to rear with stunning views.

BEDROOM

12' 11" x 9' 06" (3.94m x 2.9m) uPVC double glazed window to front with views over fields, radiator, coving to ceiling.

BATHROOM

Bath with mixer tap and hand shower attachment, baron with drawer under, heated towel rail, frosted uPVC double glazed window to rear.

SEPARATE W.C

Low level W.C, wash hand basin cupboard under.

EXTERNALLY

FRONT

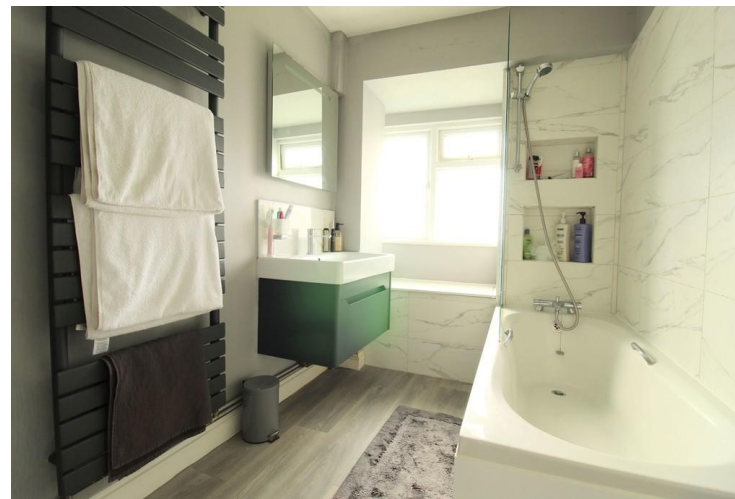
Gated access leading to shingled parking for numerous cars and further shingled parking to side and rear of property if required.

REAR GARDEN

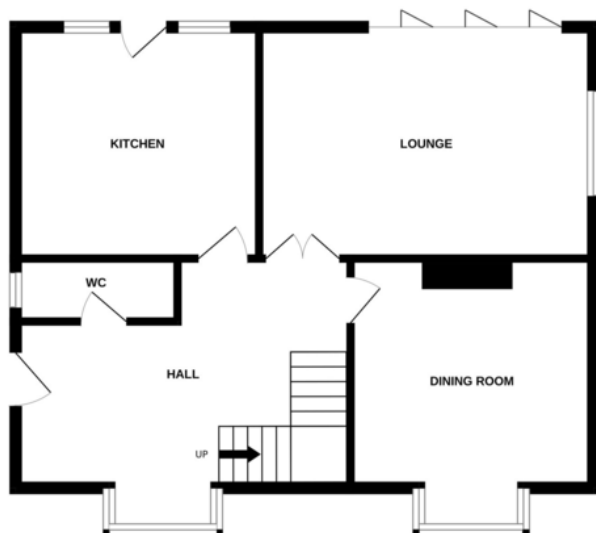
Large composite patio area with power and lighting. Large lawned garden of over an acre with hedging on both sides and mature trees. Large dog pen and two good sized storage barns. Stunning open field view to the side.

REAR GARDEN

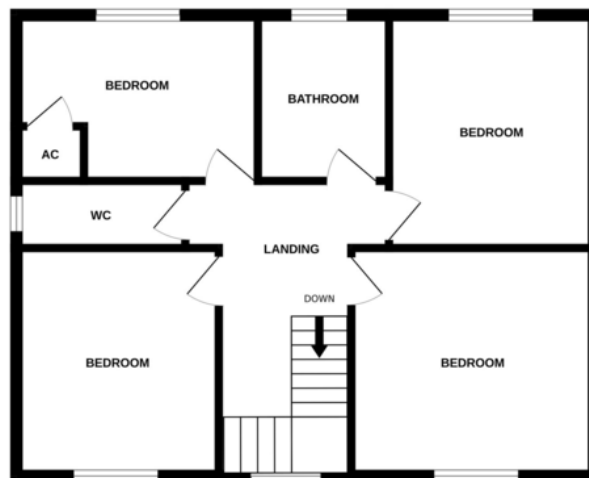
IF PLANNING PERMISSION IS GRANTED FOR RESIDENTIAL DEVELOPMENT, 25% OF INCREASE IN VALUE IS PAID TO OUR CLIENTS OVER THE NEXT 25 YEARS.



GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
587 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.5 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 F

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.