



High Street | Ridgmont | Bedford | MK43 0TY

Offers In Excess Of
£400,000

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We are delighted to present this beautifully extended three double bedroom family home, positioned within the highly desirable Bedfordshire village of Ridgmont, close to open countryside and moments from Woburn Safari Park. Also walking distance of the village school, train station and village pub. Offering approximately 1,005 sq. ft. of well-planned modern living accommodation, the property provides a rare combination of generous living space with a spacious kitchen and large living room, three double bedrooms, a separate home office, utility room, cloakroom, attractive gardens to both the front and rear perfect for family life. As well there is parking available to the rear of the property.

Entrance Hall

The home is entered via a contemporary front door into a bright and welcoming entrance hall. Finished in light neutral tones with wood-effect flooring, the hallway provides access to the principal ground floor accommodation.

Kitchen Breakfast Room

13'6" x 10'4" (4.13 x 3.15)

The kitchen is well appointed in a classic Shaker-style finish, with cream cabinetry, wood-effect work surfaces and a range of integrated and freestanding appliance space. Behind the Belfast style sink is a large front-facing window which allows natural light. There is also room for a small breakfast table.

Living Room

19'10" x 9'6" (6.05 x 2.9)

The lounge/dining room is a superbly sized reception space. Extended to create a larger and more versatile living area, the room accommodates both a sitting area and dining space. A feature fireplace adds character, while French doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces.

Study

6'9" x 6'0" (2.08 x 1.84)

Positioned off the lounge/dining room, the separate study provides an excellent work-from-home space. Bright and neatly arranged, it offers enough room for a desk and storage.

Cloakroom

The ground floor cloakroom is conveniently positioned off the hallway and is fitted with a WC and wash hand basin.

Utility Room

A particularly useful addition to the property, the utility room provides further storage, worktop space and plumbing for laundry appliances. This room helps keep the main kitchen clutter-free.

Landing

The first floor landing provides access to all three bedrooms and the family bathroom. There is a loft access to the fully boarded loft offering ideal extra storage.





Bedroom One

13'0" x 9'10" (3.97 x 3.01)

Bedroom one is a generous double bedroom positioned to the rear of the property, enjoying a pleasant outlook over the garden. The room is light and well proportioned, with space for a super king bed and freestanding furniture.

Bedroom Two

10'0" x 9'10" (3.05 x 3.02)

Bedroom two is another excellent double bedroom, also enjoying good natural light and comfortable proportions. This room works perfectly as a guest bedroom, child's room or second principal bedroom.

Bedroom Three

9'7" x 7'11" (2.93 x 2.42)

Bedroom three is a further well-sized double bedroom, larger than many typical third bedrooms and offering excellent flexibility. It could be used as a child's bedroom, guest room, dressing room or additional home office if required.

Family Bathroom

The family bathroom is fitted with a white suite comprising a bath with shower over, WC and wash hand basin. A large obscure-glazed window allows for natural light while maintaining privacy, and the room is finished in soft tones with tiled detailing.

Front Garden

To the front, the property is approached via a gated picket fence, opening into a generous lawned garden with a central pathway leading to the front door. Mature hedging, trees and planted boundaries create a private and leafy feel, giving the home an attractive and welcoming first impression.

Garden

The rear garden is a lovely extension of the living space and has been arranged with both family use and entertaining in mind. Directly accessed from the lounge/dining room, there is a paved patio and a decked seating area, providing ideal spaces for outdoor dining and summer entertaining. The remainder of the garden is mainly laid to lawn, enclosed by fencing, with a further seating area and gated side access to the side and rear to the parking area.

Parking

The property benefits from parking positioned to the rear of the home, with further unrestricted parking available on the road.

Local Area

Ridgmont is a highly regarded Bedfordshire village, offering a wonderful balance of countryside charm and everyday connectivity. The village is surrounded by attractive open countryside, scenic footpaths and rural walks, making it particularly appealing for those who enjoy an outdoor lifestyle, while Woburn Safari Park, Woburn village and Woburn Sands are all close by. For road links, Ridgmont is exceptionally well placed, with convenient access to the A421, A507 and M1, providing routes towards Milton Keynes, Bedford, Ampthill, Woburn and the wider motorway network. Ridgmont railway station sits on the Marston Vale Line, offering services between Bedford and Bletchley, with onward connections available. For commuters requiring more direct London routes, nearby Flitwick provides services towards London St Pancras, while Leighton Buzzard offers direct services into London Euston. London Luton Airport is also readily accessible via the M1, making the location practical for both commuting and travel further afield. Schooling is another important draw, with Ridgmont Lower School located within the village, while further schooling options can be found in nearby Woburn, Woburn Sands, Ampthill, Flitwick, Bedford and Milton Keynes. Enquiries should be made directly to verify school catchments and admissions directly with the relevant local authority.

Material Information

About the property;

Council Tax Band: B

Construction Materials: Traditional

Utilities;

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

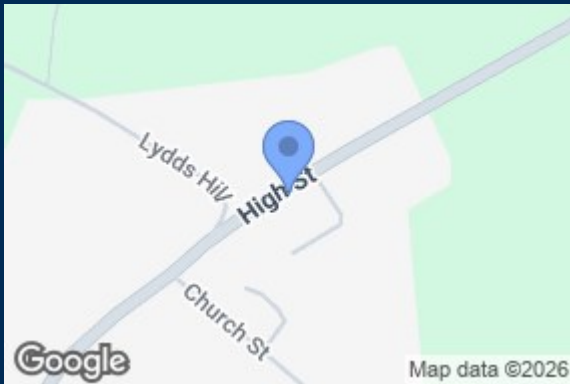
Heating: Heat Pump Air Source

Broadband: Cable

Broadband speed: 1000Mbps

Mobile coverage: 4G

Parking;



Approximate Gross Internal Area
 Ground Floor = 52.14 sq m / 561.20 sq ft
 First Floor = 41.21 sq m / 443.59 sq ft
 Total = 93.35 sq m / 1,004.80 sq ft

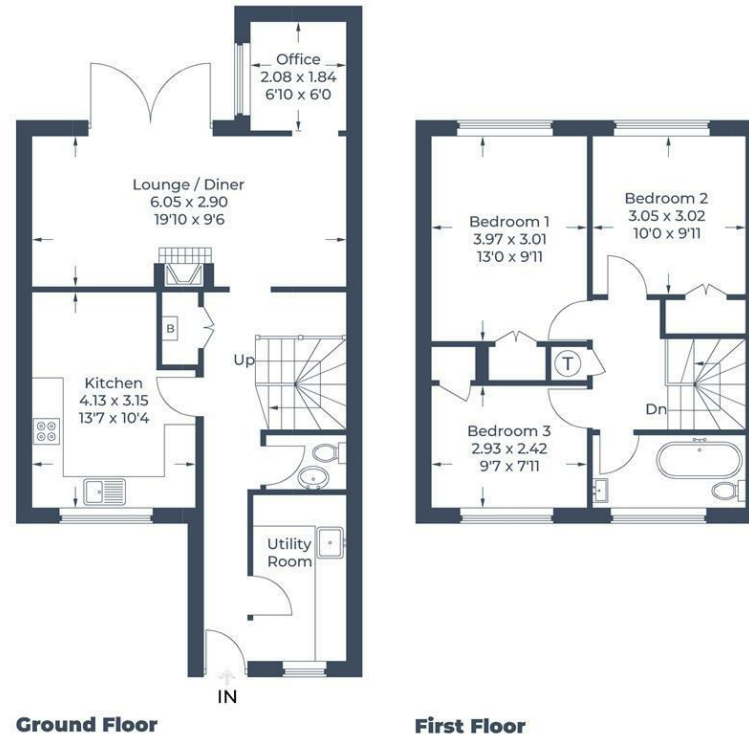


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	54		70
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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