

192 Bedford Road  
Rushden  
NN10 0SB

£550,000



OSCAR JAMES

...expect excellence



## WHAT'S GREAT?

Hidden gem now offered to the market with NO ONWARD CHAIN!

Set on an extensive plot, this impressive home enjoys a wonderfully private rear garden while offering the best of both worlds, positioned on the edge of Rushden for a semi-rural lifestyle yet still within easy reach of local amenities and excellent road links to Bedford. For keen golfers, having a driving range quite literally on your doorstep is an added bonus.

This deceptively spacious “Tardis-like” home has been thoughtfully extended and renovated, creating a luxurious and contemporary feel throughout the ground floor. The standout feature is undoubtedly the stunning bespoke kitchen, complete with unique granite worktops, a range of integrated appliances, plus ample space for dining and family living, all flowing beautifully out to the garden.

There is also a generous lounge with a log burner leading into the conservatory, currently utilised as a home gym. The dormer-style layout provides two double bedrooms on the

ground floor both boasting built in wardrobes, alongside a stylishly refitted family bathroom featuring a four-piece suite, plus an additional separate WC.

Upstairs, the spacious landing is almost a room in itself and is currently arranged as an additional living/office area, creating an open and airy space with potential for a variety of uses. There are two further large double bedrooms, with the master benefiting from an ensuite shower room, while both rooms also enjoy extensive storage space.

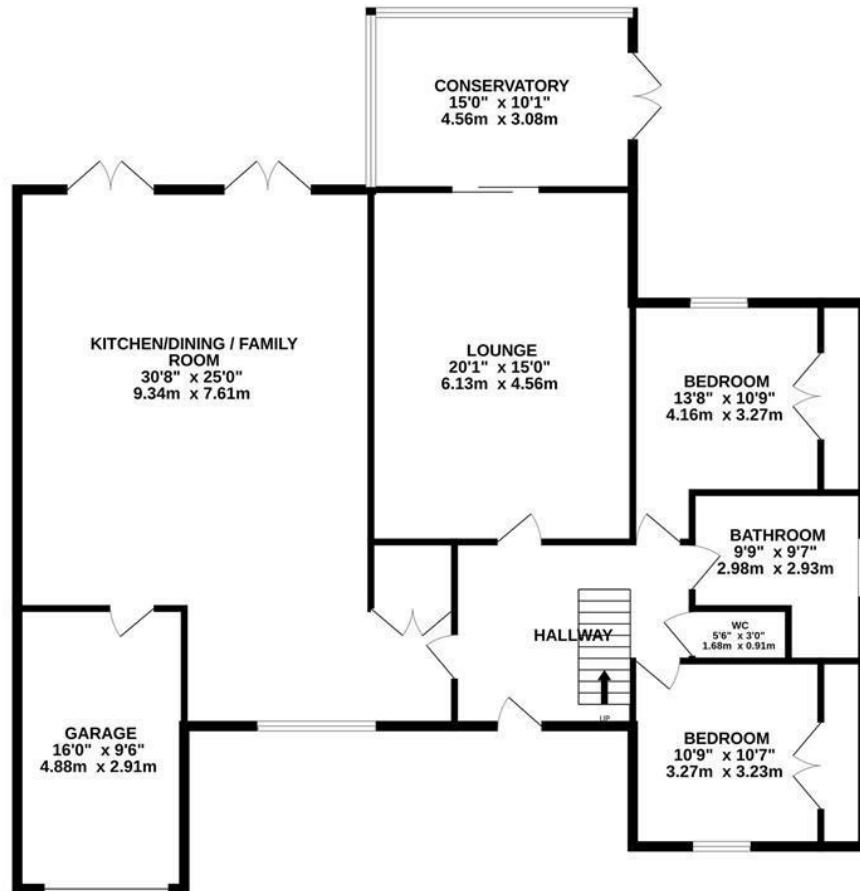
Externally, the beautifully landscaped rear garden is a true paradise, featuring stunning porcelain patio areas, composite decking, extensive lawn space, and multiple seating areas all enjoying a high degree of privacy and plenty of sunshine throughout the day. To the front, a walled driveway provides secure off-road parking for numerous vehicles and access into the garage.

This home MUST be viewed!

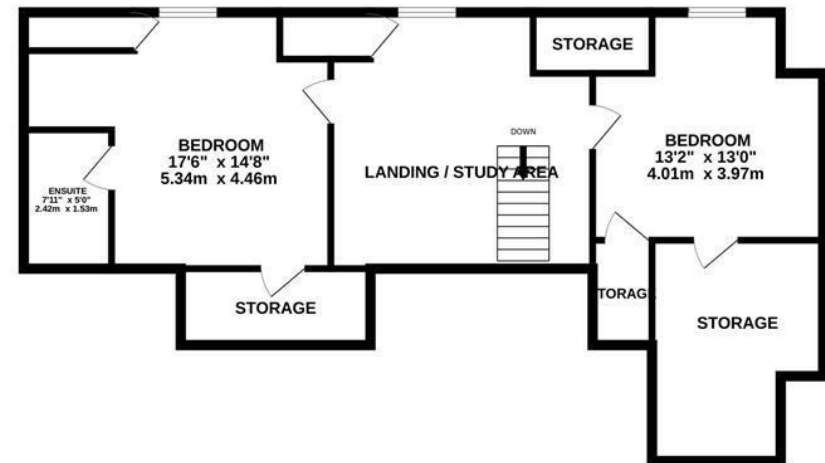
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# Floor Plan

GROUND FLOOR  
1725 sq.ft. (160.3 sq.m.) approx.



1ST FLOOR  
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA : 2543 sq.ft. (236.2 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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## AT A GLANCE...



Spacious accommodation throughout



Bespoke Kitchen with ample dining/family space



Four double bedrooms



Family bathroom, ensuite & separate W.C



Generous plot with stunning garden



Driveway & garage





# SELLER'S SECRET

One of the things we have loved most about this home is the balance it offers between peaceful countryside living and everyday convenience. The garden has been our sanctuary incredibly private, sunny throughout the day, and perfect for relaxing or entertaining family and friends.

The kitchen truly became the heart of our home, giving us a wonderful open-plan space where everyone naturally comes together.



## Why we like it....

What immediately stood out to us about this property is just how deceptively spacious it is from the front you would never anticipate the incredible amount of living space on offer inside. The current owners have created a home that perfectly combines character, practicality, and modern luxury.

The kitchen is undoubtedly a showstopper and will appeal to buyers looking for a sociable heart-of-the-home space, while the garden is simply exceptional; private, beautifully landscaped, and ideal for entertaining in the warmer months.

## To buy or not to buy....

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