



22 Stileman Way, Sharnbrook, Bedford, MK44 1HZ



22 Stileman Way  
Sharnbrook  
Bedford  
MK44 1HZ

Guide £675,000

Beautifully presented, energy  
efficient and much improved  
family home...

Cloakroom

Four reception rooms

Fitted kitchen

Utility room

Four bedrooms

En suite to second double bedroom

Two further bathrooms

Double glazing

Gas fired central heating

Two wood burning stoves

Double garage and car charging point

Photovoltaic panels

Freehold

- Council Tax Band F
- Energy Efficiency Rating C



## Set in an excellent central village location...



This is a wonderful opportunity to acquire a very well cared for, extended, family home overlooking playing fields to the front and being within walking distance of all that this always popular North Bedfordshire village has to offer.

The accommodation is very well planned and offers a great balance with a good size study that can easily double as a den/playroom, a large dining room with a wood burning stove, a convenient breakfast room located just off the very well-equipped kitchen and then the star of the show, the extension that provides a lovely living room with a vaulted ceiling and a second wood burning stove.

Additional ground floor accommodation includes the entrance hall, cloakroom and large utility room, fitted to complement the kitchen.

The first floor lends itself perfectly to family living with a double bedroom with en suite, two further double bedrooms, a generous single bedroom, a shower room and a bathroom.

Externally, the property sits on a corner plot with an open plan front garden, a fully enclosed rear garden with a good lawn with shrub borders, a garden shed and a log store. The double width garage, with its block paved hardstanding in front, is located to the rear.

Of particular note are the photovoltaic panels and the car charging point keeping energy costs to a minimum and providing for the increasingly popular electric car market.

Sharnbrook is located just nine miles to the north of Bedford with easy access to Bedford's excellent network of roads and the mainline railway station.

Additional facilities in Sharnbrook include a Primary school, a day nursery, one Public House, an Indian restaurant/bar, three churches, a GP's surgery, local shops, and an established village playing fields' association.



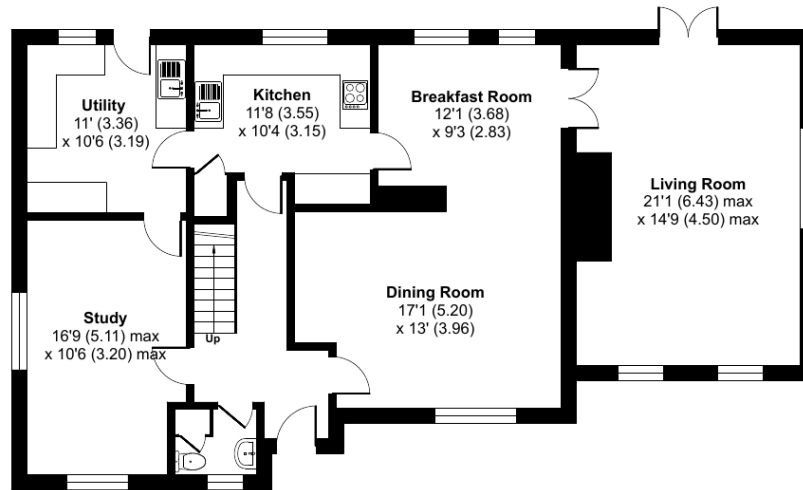
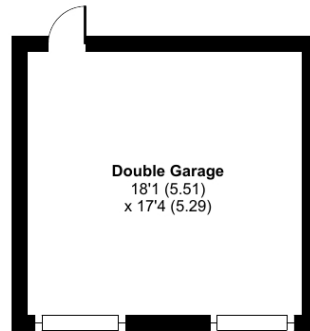
# Stileman Way, Sharnbrook, Bedford, MK44

Approximate Area = 2134 sq ft / 198.2 sq m

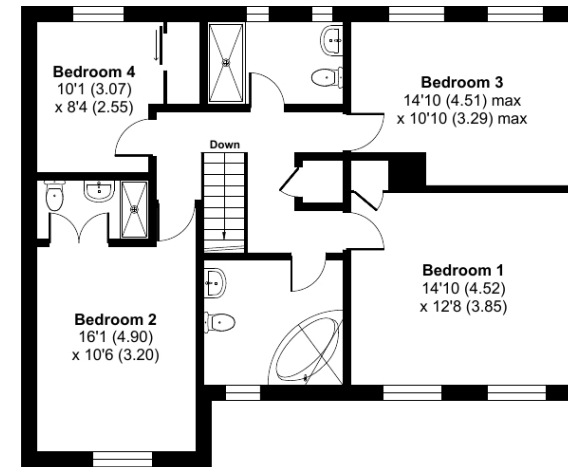
Garage = 314 sq ft / 29.1 sq m

Total = 2448 sq ft / 227.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for Lane & Holmes. REF: 1446284



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