



**Connells**

The Hill  
Blunham Bedford



### Property Description

This stunning property 4- bedroom home offers the perfect blend of modern elegance and functionality, making it an exceptional choice for families or professionals seeking a luxurious lifestyle in a village location but with the convenience of being well connected via the A1.

The kitchen diner offers windows and bi-fold doors that flood the room with natural light, highlighting the spacious and thoughtfully designed layout with the addition of sleek and stylish built in appliances, creating an inviting space for cooking and entertaining.

Upstairs all bedrooms are generously sized doubles and have large windows ensuring plenty of natural light. With stylish bathrooms, a large loft, a utility and a garage plus off-road parking, this home is a true gem.

### KEY FEATURES

- **LAST REMAINING HOME**
- **FOUR DOUBLE BEDROOMS**
- **EN SUITE TO MAIN BEDROOM**
- **VILLAGE LOCATION**
- **INCENTIVES AVAILABLE**
- **INTEGRATED APPLIANCES INCLUDED**
- **UTILITY**
- **LARGE LOFT SPACE READY FOR CONVERSION TO TWO FURTHER ROOMS**



## Ground Floor

### Kitchen / Dining

26' 7" x 10' 9" ( 8.10m x 3.28m )

### Lounge

12' 1" x 15' 10" ( 3.68m x 4.83m )

### Study

12' x 8' 11" ( 3.66m x 2.72m )

### Utility

6' 9" x 10' 4" ( 2.06m x 3.15m )

## First Floor

### Bedroom One

17' 3" x 10' 11" ( 5.26m x 3.33m )

### Bedroom Two

17' 1" x 8' 11" ( 5.21m x 2.72m )

### Bedroom Three

13' 4" x 9' ( 4.06m x 2.74m )

### Bedroom Four

13' 1" x 9' 7" ( 3.99m x 2.92m )

## Location

Nestled in the charming Bedfordshire village of Blunham, The Hill offers a delightful blend of rural tranquillity, community warmth and excellent connectivity. Set within the East of England region, the area is characterised by its peaceful village setting and attractive surroundings.

Blunham benefits from a range of local amenities, including a village shop, The Horseshoes pub, a church, a village hall that hosts the local cricket and football teams, and a well regarded primary school rated "Good" by Ofsted. These features make the village particularly welcoming for families and those seeking a strong community atmosphere.

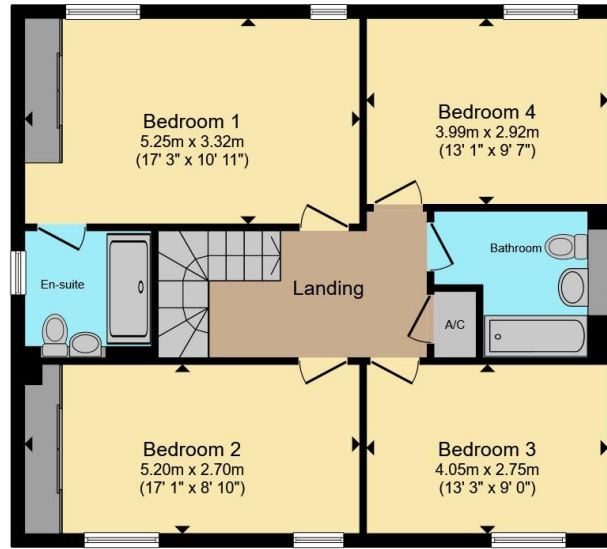
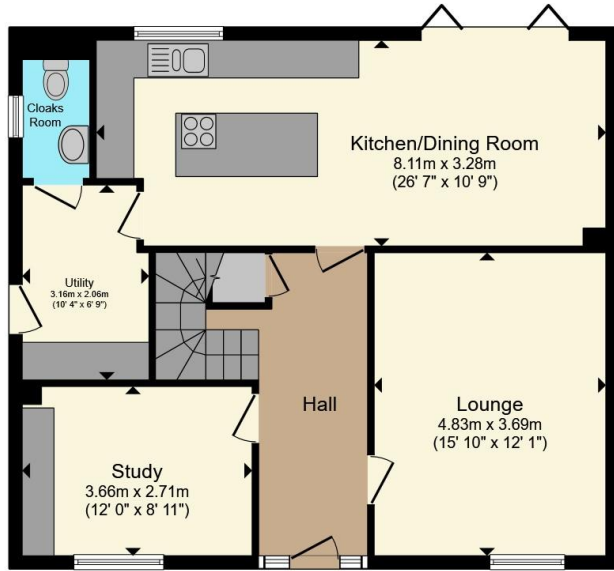
For outdoor lovers, Blunham provides picturesque walking routes, both within the village and across the River Great Ouse to nearby villages-perfect for enjoying the countryside right on your doorstep.

Despite its rural charm, The Hill is ideally placed for commuters. The village sits conveniently between Bedford, Sandy and St Neots, all of which offer excellent transport links including direct rail services to London St Pancras. The A1, A421 and M1 are also easily accessible, making travel by road simple and efficient.

## Agents Note

Some images have been digitally dressed/alterd to show rooms furnished. This is for marketing purposes only.





Total floor area 152.4 m<sup>2</sup> (1,641 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating:  
 Exempt

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Tenure: Freehold



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