



1 Caldecote Green • Upper Caldecote • Biggleswade • SG18 9BX

Guide Price £550,000

Charter Whyman

TOWN & VILLAGE HOMES





## PERIOD DETACHED HOME OVERLOOKS THE GREEN GOOD SIZE PLOT

### THE PROPERTY

A charming period home set within a truly stunning and secluded position, overlooking the village green in this highly sought-after Bedfordshire location. Approached via a private driveway, the property enjoys a peaceful setting within its own established gardens, offering both privacy and a picturesque outlook.

The ground floor blends character and practicality, featuring a welcoming lounge complete with a striking wood-burning stove, perfect for cosy evenings. A separate dining room provides an ideal space for entertaining, complemented by the kitchen and adjoining utility room for everyday convenience.

A generously sized conservatory spans the rear of the property, flooding the space with natural light and offering uninterrupted views across the garden. Additionally, a versatile ground floor study presents an excellent opportunity to be used as a third bedroom if required.

Upstairs, the home offers two well-proportioned double bedrooms alongside a family bathroom. Externally, the gardens wrap around the property, mainly laid to lawn, creating a delightful outdoor retreat. A shingled driveway provides ample parking for multiple vehicles, completing this attractive and well-rounded home.

### THE LOCATION

Caldecote Green is situated close to the market town of Biggleswade with its generous amenities and main line railway station. Cladecote Green, affords easy access to transport links such as the A1M, affording easy access to Cambridge and Bedford.

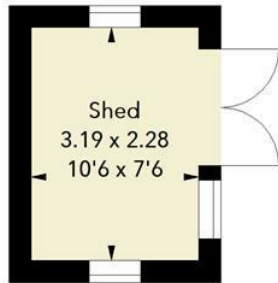
Caldecote Green is an attractive village with its local store, Post Office and farm shop. The village also offers excellent community spaces, with sports field and The Caldecote Church of England Academy with Reception to year 6. Nearby Biggleswade offers additional primary school facilities.



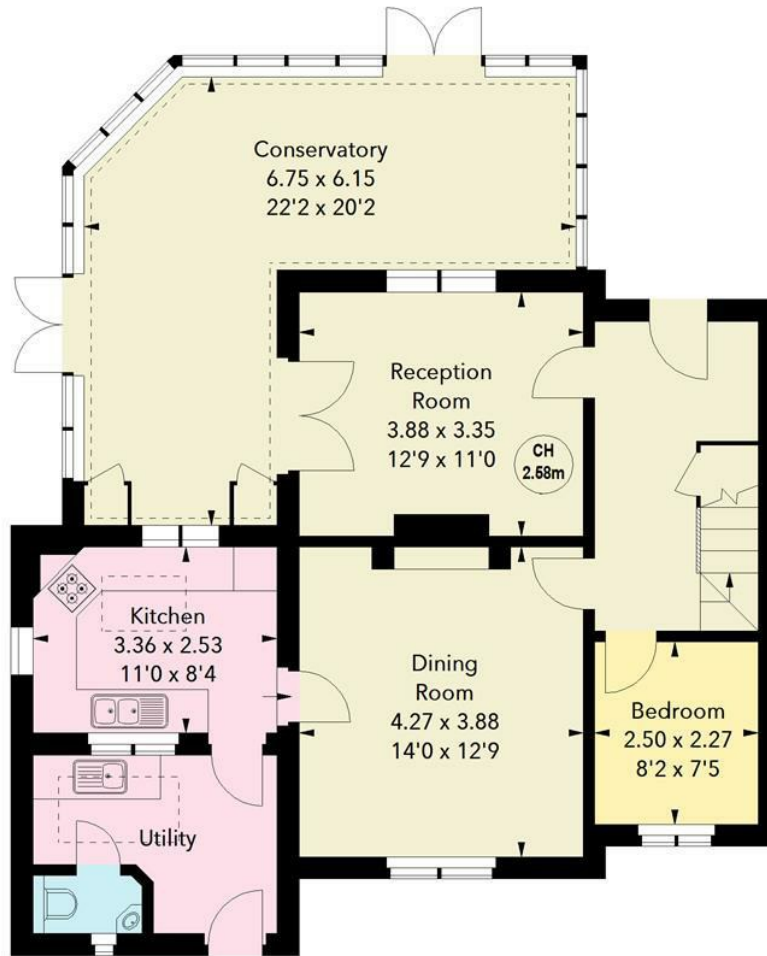




Key :  
CH - Ceiling Height



(Not shown in actual location / orientation)

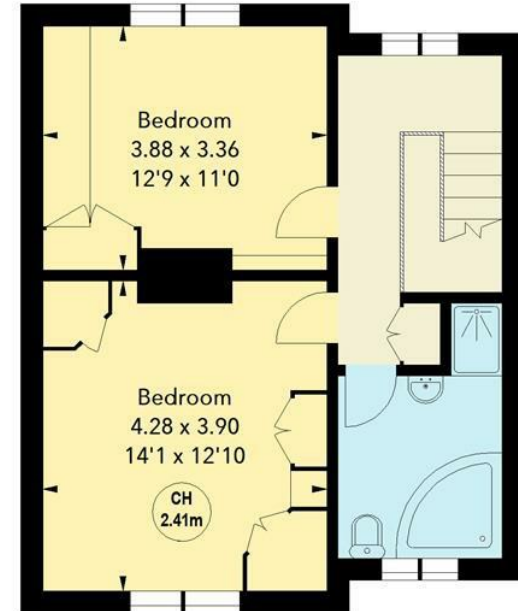


### Ground Floor

Approx. 95.69 sq m / 1030 sq ft

## Caldecote Green, SG18

Approximate Area = 149.85 sq m / 1613 sq ft  
(Including Shed)  
Shed Area = 7.34 sq m / 79 sq ft



### First Floor

Approx. 46.82 sq m / 504 sq ft

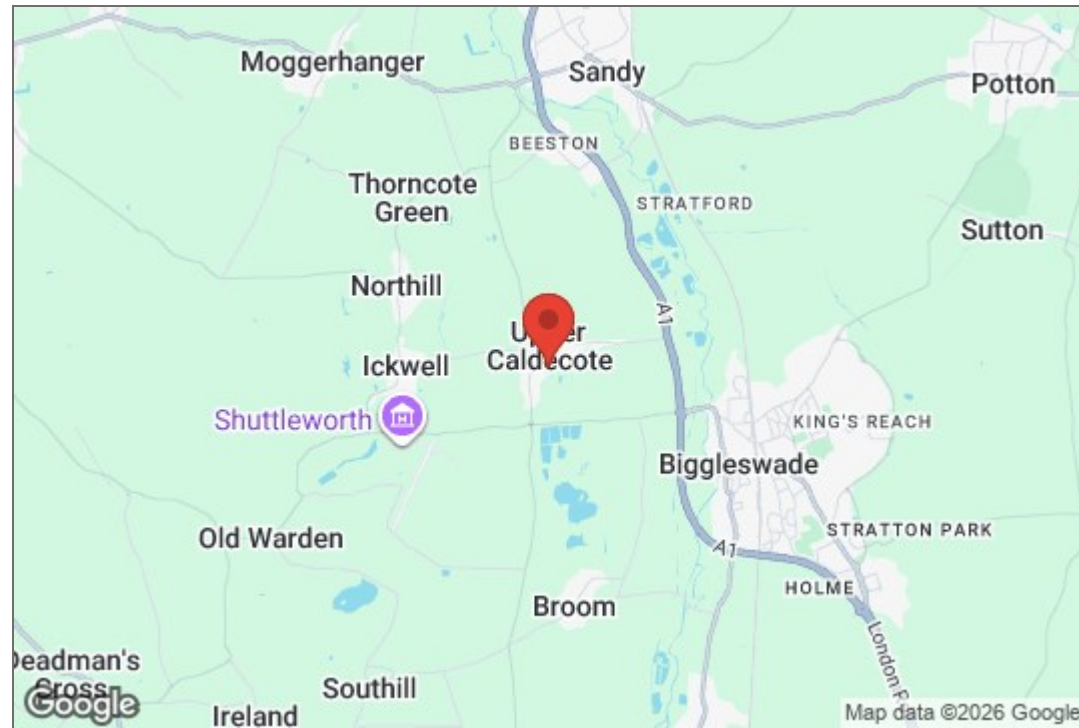


Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
© Orange Tree Photography

These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area *may* include the garage and other areas outside the living space. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

# Charter Whyman

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## TENURE

FREEHOLD

## RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

## EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

## CONSTRUCTION

Brick built under a pitched tiled roof

## SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

## EPC RATING

Band -

## BROADBAND SPEED

A choice of provider claiming up to 1,800 Mbps.

## MOBILE SIGNAL

Most providers claim up to 5G.

## LOCAL AUTHORITY

Central Bedfordshire Council  
Priory House, Monks Walk  
Chicksands  
Shefford  
Bedfordshire SG17 5TQ

Tel: 0300 300 8301

[www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk)

## COUNCIL TAX

Band - E

## CONSERVATION AREA

The property is located in a conservation area

## FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through  
Charter Whyman.

## Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

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[www.charterwhyman.co.uk](http://www.charterwhyman.co.uk)