



4 Station Road, Blunham - MK44 3NZ

Guide Price £685,000



HARVEY
ROBINSON

- THREE / FOUR DOUBLE BEDROOMS
- DETACHED NON-ESTATE LOCATION FAMILY HOME
- MODERN KITCHEN / DINING ROOM
- UTILITY AND CLOAKROOM
- THREE RECEPTION ROOMS
- ENSUITE TO MAIN BEDROOM
- LANDSCAPED REAR GARDEN
- DOUBLE GARAGE AND GATED DRIVEWAY
- GARDEN ROOM / OFFICE WITH POWER AND LIGHTS
- STUNNING CONDITION THROUGHOUT

This property is offered with a **guide price of £685,000**, with the seller inviting **offers near to this figure**.

We are delighted to offer for sale this beautifully presented, individually built three / four double bedroom detached family home, situated in a non-estate position within the highly sought-after village of Blunham.

Glebe House welcomes you with a bright and spacious entrance hall featuring stylish Karndean flooring and carpeted stairs. The dual-aspect living room is a superb family space, complete with a wood-burning stove and feature fireplace, with French doors opening directly onto the rear garden. The generous dining room and impressive kitchen/dining room also benefit from French doors, creating a seamless flow between indoor and outdoor living - ideal for both family life and entertaining.

Further ground floor accommodation includes a dedicated study / bedroom four, a modern cloakroom, a separate utility room and a door to the double garage.

The kitchen and utility are well equipped with an oven and hob, dishwasher, and a striking pyramid roof light that floods the space with natural light.





To the first floor are three well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, alongside a stunning four-piece contemporary family bathroom. The full-length boarded loft with a light is accessed via a ladder.

Externally, the property enjoys a fully enclosed, landscaped rear garden, mainly laid to lawn with a patio area perfect for outdoor entertaining. A detached, dry-lined and fully insulated timber garden room/office with power and light connected provides an excellent work-from-home solution. To the front, a gated entrance leads to a generous driveway offering ample off-road parking, in addition to a double garage with power and lighting connected.

LOCATION AND AMENITIES

Blunham is a highly regarded and picturesque village offering a strong sense of community, surrounded by attractive countryside yet conveniently positioned for modern living. The village benefits from a well-regarded primary school, village church, popular local pub, and an active village hall hosting a range of community events.

For everyday amenities, the nearby market town of Sandy provides a wider selection of shops, supermarkets, cafés, and leisure facilities, along with mainline rail services to London King's Cross, making the area ideal for commuters. Further amenities can be found in Bedford and St Neots, both offering extensive shopping, dining, and recreational options.

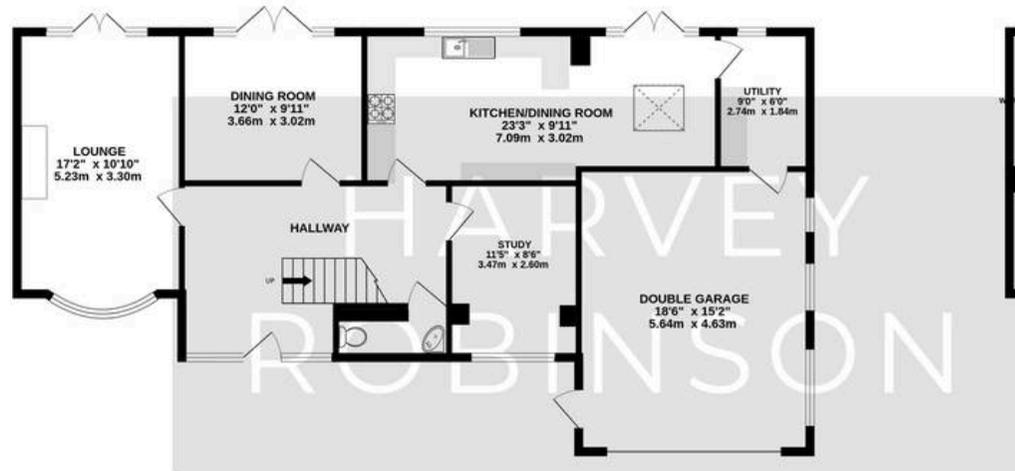
The village is well placed for road links via the A1 and A421, providing easy access to surrounding towns and cities. A network of scenic countryside walks and cycle routes are close by, making Blunham particularly appealing to families and those who enjoy outdoor pursuits.



EXTERNAL
123 sq ft. (11.4 sq m.) approx.

GROUND FLOOR
1157 sq ft. (107.5 sq m.) approx.

FIRST FLOOR
634 sq ft. (58.9 sq m.) approx.



TOTAL FLOOR AREA : 1914 sq.ft. (177.8 sq.m.) approx.

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Blunham, Bedford

FAQ'S

Property Tenure: Freehold

Property Built: 1965

Council Tax Band: F

Rear Garden Aspect: East Facing

Loft: 28 square metres, fully boarded with ladder and light fitted

Water Meter: Yes

Boiler Installed: 2021

Boiler Last Service: 2026

Primary School Catchment: John Donne COE Primary

Secondary School Catchment: Sandy Secondary

What3Words Location: ///mixes.unique.passage

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Fibre to Cabinet

TRAVEL

Distance to A1: 1.3 miles

Distance to Sandy Train Station: 3.3 miles

Cambridge: 24.6 miles

Bedford: 7.3 miles

London: 51.9 miles

Milton Keynes: 23.5 miles

