



4 The Crescent, Bedford, MK40 2RU







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OIRO £1,000,000

Georgian residence in central Bedford, with garage, driveway and 110ft garden...

Grade II-listed Georgian residence

Character features, period charm

Eight solar panels on early tariff

4,200 square feet of versatile accommodation

Five reception rooms, eight bedrooms

Kitchen/breakfast room, utility, cellar

Driveway, garage, 110ft walled garden

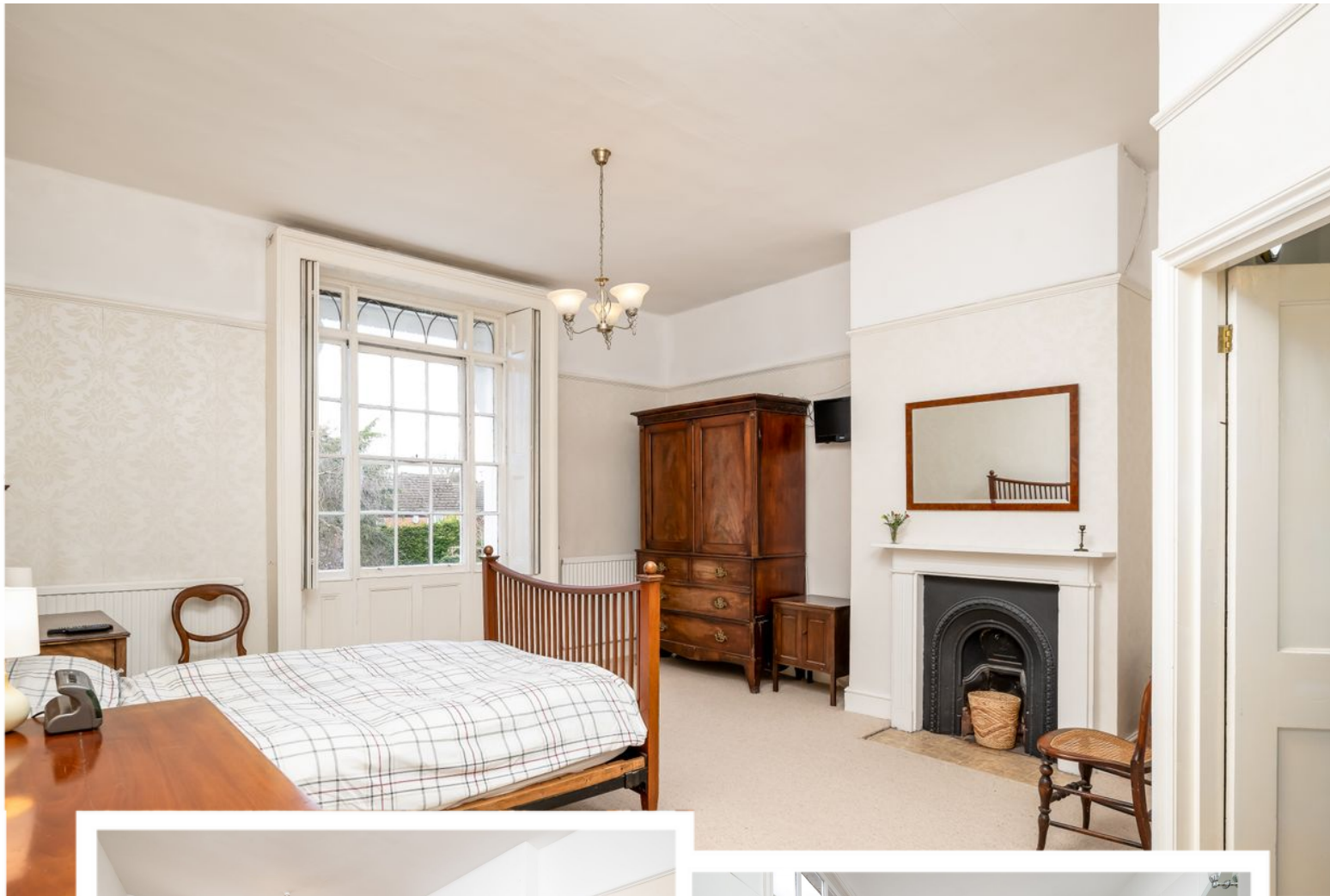
10-min walk to station and town centre

Easy reach of Harpur Trust schools

First time to market in 20 years



- Council Tax Band G
- Energy Efficiency Rating D



This Grade II-listed 200-year-old property has always been a family home. The current owners have cherished it for 20 years, appreciating all it has afforded them: space to spread out, ability to entertain, and charm and character.

They've rewired, reroofed, and reconfigured in parts. Solar panels were installed in 2012, still on an early tariff. Although updated, the Georgian era remains apparent, with period features in almost every room.

The living accommodation spreads across five reception rooms. The right-hand side forms a great entertaining space with the dining room flowing into the elegant sitting room with the Derbyshire fossil fireplace and on to the conservatory, overlooking the garden. The fourth reception is used as a music room and the fifth has herringbone flooring and a fitted dresser.

The farmhouse-style kitchen/breakfast room is fitted in cream cabinetry, wood surfacing and tiled flooring. There's a ceramic sink, a Rayburn range, further cooking appliances, plus gaps for a dishwasher and a fridge/freezer. The adjoining utility room leads to both garage and garden and contains a gas fired boiler providing the central heating and hot water. Between the garage, cellar and loft room, there's substantial storage.

To the first floor are six double bedrooms, three en suite shower rooms and a bathroom. Bedroom one is especially large and has garden outlooks. The three front bedrooms benefit from Juliet balconies. The back bedroom overlooks the garden. The top floor grants much privacy, ideal for older children or guests. This has two double bedrooms and an en suite shower room to one of the bedrooms.





The garden is one of the owners' favourite things about the home - it was even the venue for their daughter's wedding reception. It's circa 110ft long, laid mostly to lawn and abundant with planting. A path passes under blossom and past a variety of flora. A majestic mulberry tree produces more than enough fruit to make jars and jars of jam. Being west-facing, sunshine covers the garden most of the day and into the evening.

To the front, there's more mature planting and a tiled path to the pretty porch. The driveway leads to the garage and further parking is available on the road with a permit.

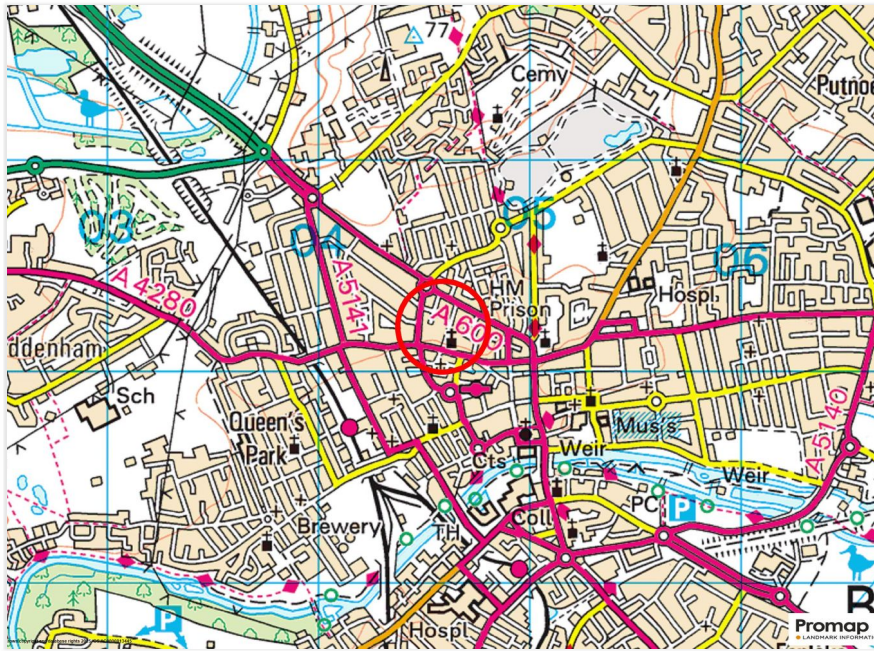
The Crescent is a tree-lined street in a central Bedford location. Many of its buildings feature blue plaques. The best of the county town is within short walking distance, including Bedford Park, The Embankment and the highly regarded Harpur Trust schools.

The town centre offers an eclectic array of pubs, cafés and restaurants, galleries, museums, theatres, music venues and sports' facilities, with the nearest amenities just steps from the front door. Retail parks are on the outskirts and Milton Keynes is only half an hour away.

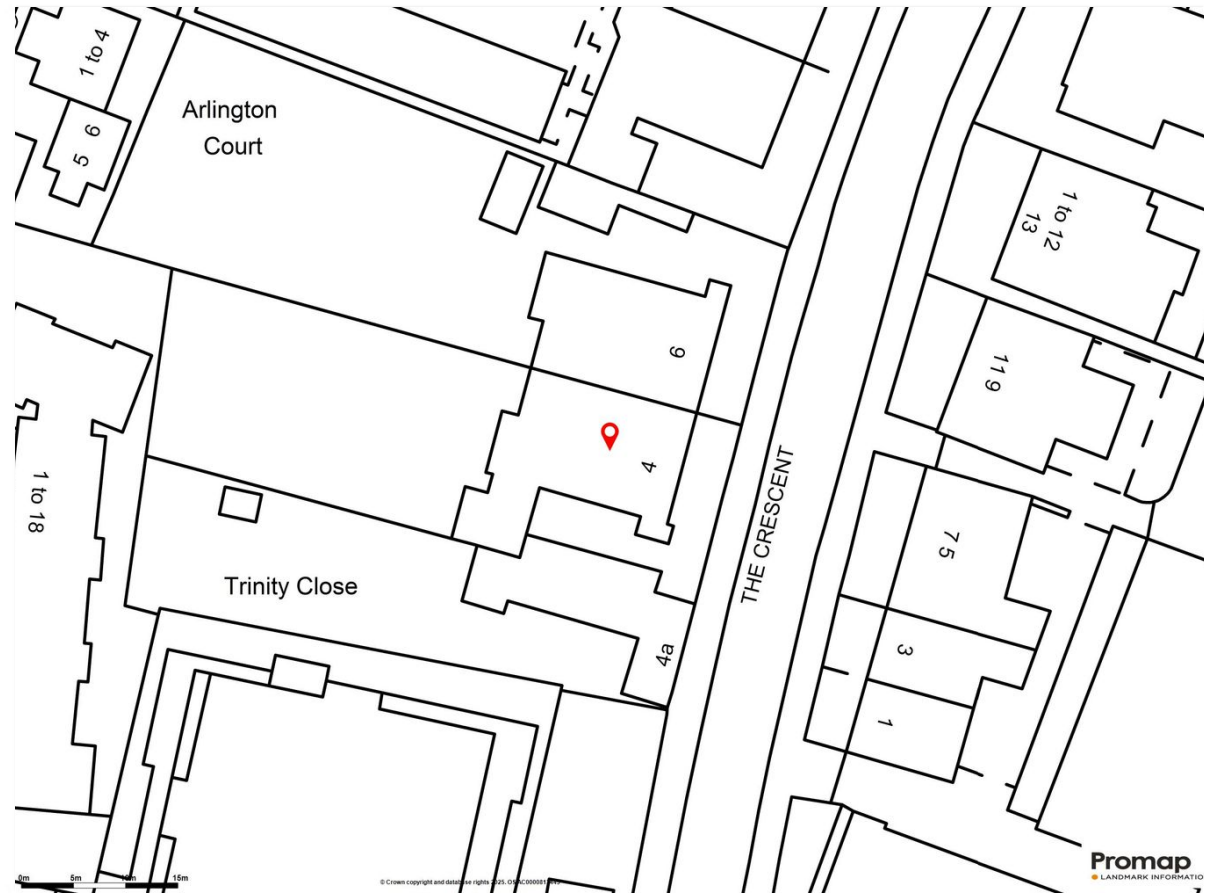
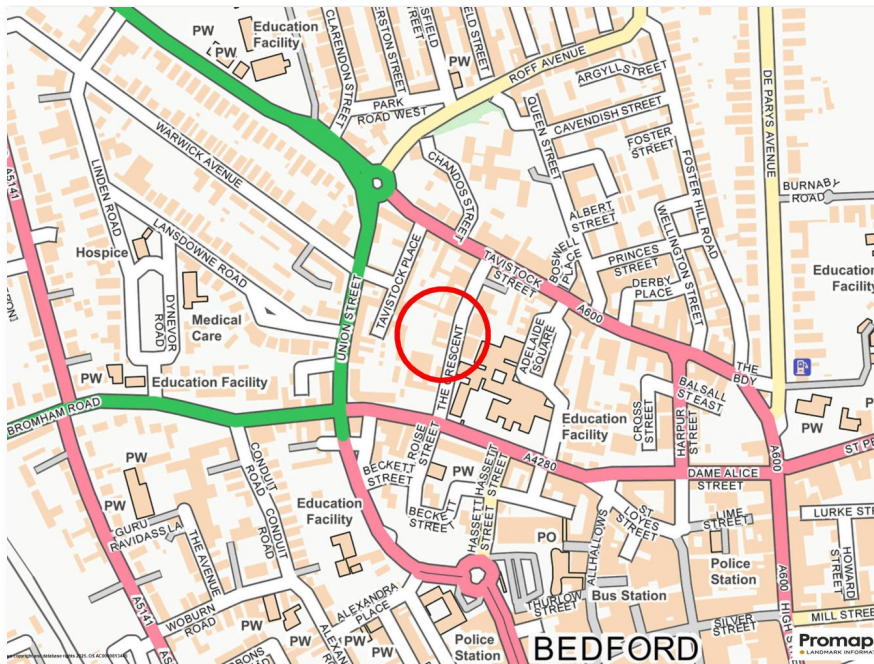
With up to five trains per hour and only 10 minutes' walk to the station, The Crescent is ideal for commuting. Fast trains to London take as little as 40 minutes. The train line provides very easy access to Luton and Gatwick airports and even to Brighton. Bedford is also well-connected via major road links.







Bedford Railway Station 0.5 miles • Milton Keynes Station 17 miles • A1 Black Cat Roundabout 9 miles • M1 Junction 13 11 miles • Luton Airport 22 miles • Stansted Airport 46 miles • London 58 miles





Main area: Approx. 391.0 sq. metres (4208.1 sq. feet)

Plot groups: approx. 33.3 sq. metres (358.1 sq. feet)
Every attempt has been made to ensure the accuracy of this floorplan, however no responsibility is taken for any errors, omissions or mis-measurements. This plan is for illustrative purposes and is a guideline only, and should be used as such by any prospective purchaser.
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