





Ivy Farm Barns, Tebworth


CHANDLERS

## Plot 2 Ivy Farm Barns

Toddington Road, Tebworth, LU7 9QD  
Guide Price £855,000

 4 Bedrooms

 3 Bathrooms

 3 Reception Rooms

 EPC Rating Band B

### ***Features*** at a glance

- Part Exchange Now Available
- Unrivalled countryside views - Private Driveway with Electronic gates
- Barrelled roof line providing generous ceiling height
- Generous, open-plan living/dining/kitchen
- Four bedroom (two ensuite)
- Underfloor heating throughout
- Large double garage with storage
- High-specification fittings throughout
- High degree of maintenance-free build
- Generous Plot Size



\*\*\*Part Exchange Now Available (Subject to conditions) See Agent for Details \*\*\* Ivy Farm Barns in Tebworth offers the perfect package: amazing views of the unspoiled English countryside combined with modern design and energy-efficient construction, in a village location yet including the security of a gated community.

The stunning four-bedroom homes (built on the footprint of the barns) cleverly gain maximum ceiling height – making the most of the barns' barrel vaulted roof space – by putting the bedrooms and utility on a lower ground floor and the living space on the first floor, creating stunning vistas outside the rooms where you'll spend the most time.

Each property has two beautiful bedroom suites, with a further two double bedrooms and access to a patio. We've also put the utility on this floor, because of the ease of access to the back garden. Upstairs is where you'll find beautiful openplan living, with huge windows offering amazing views of the surrounding countryside, as well as sensibly sized home office space.

Tebworth is a small village with a country inn and plenty of walks and countryside to enjoy, it is well placed and easily accessible to the M1 and A41 corridors with main line stations at Harlington, Leighton Buzzard and Leagrave. EPC B





## What makes it special...

The property is finished to exacting standards, heating is provided by an air source heat pump which is used to heat the state of the art under floor heating system throughout the whole property. The kitchens feature many useful features including soft close doors and draws, oak inserts and high quality appliances including a full height fridge and separate freezer. An intelligent lighting system and wired network ensure the property is able to fully benefit from all modern technology.

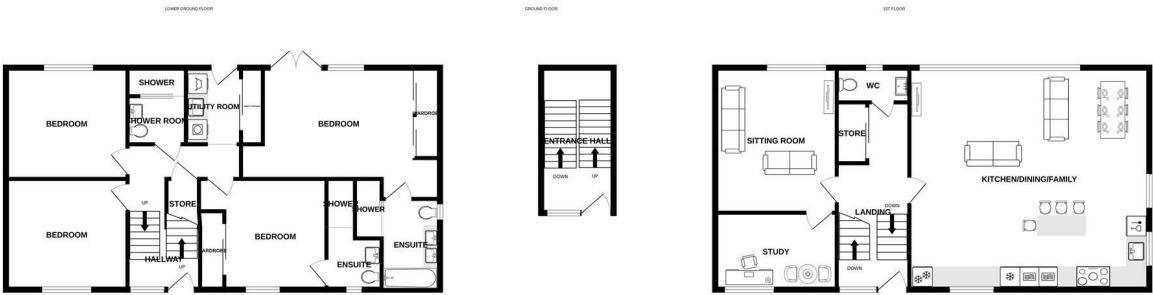


Our brand new community is inspired by the heritage of Ivy Farm itself. The homes we have created sit on the footprint of existing farm buildings and have been constructed using the latest energy-efficient methods. Heating is via air source heat pumps which are a low-carbon, eco-friendly and sustainable way to heat your home. The three properties are set back from the main road, providing welcome seclusion without a feeling of isolation. We've also maximised the potential of the existing farm site by creating self-contained large double garages and storage -- essential for countryside living and to house bicycles and other outdoor sports equipment. The Ivy Farm Barns community is designed to blend in with its rural surroundings while also offering you the best in contemporary living.



# Additional/Material Information

- Local Authority is Central Bedfordshire Council
- Council tax Band New Build
- Tenure – Freehold
- Mains Electricity, Water and Fowl



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		89	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	