



RURAL SCENE

NATIONAL SPECIALIST ESTATE AGENCY FOR PROPERTIES WITH LAND
EQUESTRIAN ♦ SMALLHOLDINGS ♦ RESIDENTIAL ♦ COMMERCIAL FARMS ♦ LEISURE

KR/SA/428C

BEDFORDSHIRE

Approximate Distances:

3 miles St Neots ♦ 4 miles Sandy ♦ 10 miles Bedford ♦ 20 miles Cambridge
Approx 1½ miles Eaton Socon with usual local amenities

AN EXTREMELY WELL LOCATED APPROX 4½ ACRE RESIDENTIAL PROPERTY WITH
VERSATILE RANGE OF OUTBUILDINGS AND ADJOINING PADDOCKS SUITABLE FOR
SMALL LIVESTOCK AND/OR PRIVATE EQUESTRIAN USE :
THE PROPERTY IN A VERY ACCESSIBLE LOCATION WITH VIRTUALLY DIRECT ACCESS
TO THE A1 DUAL CARRIAGEWAY

FOXGLOVES

3 GREAT NORTH ROAD

CHAWSTON MK44 3BD



The Residence



General View From Paddock

A DETACHED RESIDENCE OF CONSIDERABLE CHARACTER COMPRISING AN ORIGINAL COTTAGE WITH THE BENEFIT OF SUBSTANTIAL EXTENSION AFFORDING on the first floor THREE DOUBLE BEDROOMS PLUS SPACIOUS LANDING/OCCASIONAL FOURTH BEDROOM and on the ground floor MAIN LOUNGE APPROX 21' x 18', DINING ROOM, SITTING ROOM/SNUG, STUDY, FITTED KITCHEN, UTILITY ROOM, FAMILY SHOWER ROOM, SEPARATE TOILET AND LARGE RECEPTION HALL : EXTENSIVE LAWNED GARDENS PLUS SIDE ENCLOSED COURTYARD

VERSATILE RANGE OF OUTBUILDINGS INCLUDING MAIN BARN APPROX 55' x 16', PLUS SECOND BARN WHICH PROVIDES WORKSHOP, GARAGING AND STOCK PENS

THE LAND COMPRISING THREE LEVEL GRASSLAND PADDOCKS

IN ALL APPROX 4½ ACRES (About 1.8 Hectares)

THE RESIDENCE

An attractive detached residence of considerable character comprising an original cottage with a substantial extension creating a well proportioned family home with many interesting features. The accommodation includes with approx sizes:

MAIN ENTRANCE DOOR leading to:

RECEPTION HALL 15'9 x 8'10 (About 4.8m x 2.7m) two front windows, two further Velux roof windows, ceramic tiled floor, door to:

INNER HALLWAY L-shaped with dado rail

KITCHEN 12' x 10'2 (About 3.6m x 3m) three casement front window, matching pine base cupboards with 1½ bowl single drainer sink unit, eye-level cabinets, built-in electric oven with ceramic hob and extractor hood above, integral dishwasher, ceramic tiled flooring, door to:

UTILITY ROOM 10' x 9'6 (About 3m x 2.9m) glazed on three sides, polycarbonate roof, quarry tiled flooring, deep glazed sink unit with mixer tap and shower attachment, plumbing for washing machine, door to courtyard

FAMILY SHOWER ROOM side opaque window, large shower cubicle, vanity unit with washbasin and cupboard beneath, airing cupboard

SEPARATE TOILET with low level wc

SNUG/SITTING ROOM 12' x 11'6 (About 3.6m x 3.5m) side and rear windows, laminate flooring, ornamental fireplace, ceiling rose

CENTRAL HALL/STUDY 17'10 x 8'6 (About 5.4m x 2.6m) rear window, further window on to reception hall, divider wall with archway, dado rail, part parquet and part laminate flooring, door to rear lobby and also access to:

MAIN LOUNGE 21'8 x 18'3 (About 6.6m x 5.6m) five casement front bay window, side double French doors plus side windows, feature inglenook style fireplace with massive lintel beam, raised tiled hearth and display niches, wall light points and access to:

DINING ROOM 15'4 x 14' (About 4.6m x 4.3m) (max) four casement rear bay window, further two casement side window, one brick wall with large alcove and open fireplace with raised hearth, laminate flooring

REAR LOBBY with door to rear lawns and access to staircase leading to first floor

SMALL LANDING with access to:

BEDROOM ONE 12'3 x 12' (About 3.7m x 3.6m) rear window, further small side window, access to under-eaves storage

MAIN LANDING 12'3 x 8'5 (About 3.7m x 2.4m) rear window, loft access point (this area also utilised as OCCASIONAL FOURTH BEDROOM), archway leading to:

INNER LANDING with loft access point (large boarded storage loft with windows to both front and rear)

BEDROOM TWO 15'4 x 12'8 (About 4.6m x 3.8m) three casement rear window, further side window, laminate flooring

BEDROOM THREE / MASTER BEDROOM 21'9 x 18' (About 6.6m x 5.5m) (max) four casement rear window, further side window, wall light points

Interested parties may wish to note the property benefits from mainly matching internal pine and etched glazed panel doors.

OUTSIDE, BUILDINGS AND LAND

The property is approached via a small private road (which we understand only gives access to eight other properties) (the access lane is a small "loop lane" giving access to and from the A1 dual carriageway which is over 30 yards from the residence).

The property enjoys relative privacy with no immediate near neighbours and extensive lawns to the rear and each side of the property.

Immediately to the front there is an enclosed "cottage style" garden with timber wicket fencing, mature apple tree, various flowering shrubs, small ornamental pond and also a TIMBER WENDY HOUSE.

To one side of the property there is an ENCLOSED COURTYARD AREA which is gravel based with timber fence surround and with TWO TIMBER DOG KENNELS each of which have outruns.

Situated on the opposite side of the small lane there are a:

VERSATILE RANGE OF TIMBER OUTBUILDINGS including:

MAIN BARN 55'x 16' (About 16.8m x 4.9m) with concrete floor and timber lined roof

SECOND BARN partitioned to include:

WORKSHOP 19' x 9'6 (About 5.8m x 2.9m)

GARAGE 19'x 9'6 (About 5.8m x 2.9m)

TWO STOCK PENS approx 19'6 x 10' overall (About 6m x 3m) with central timber partition

DETACHED STORE SHED approx 12' x 8' (About 3.6m x 2.4m)

Adjacent to the main buildings there is a HOME PADDOCK with mainly post and rail surround and to the south side of this paddock there is a GRASS TRACK-WAY giving access to TWO MAIN PADDOCKS comprising level pastureland with hedging to three sides plus stockproof fencing and an interconnecting gateway.

Adjacent to the grass track there is also a large recently cleared site which could be developed to create a fourth paddock or provide an ideal area for an all weather riding arena – subject to any necessary planning permissions.

**IN ALL APPROX 4½ ACRES
(About 1.8 Hectares)**

SERVICES

MAINS ELECTRICITY, MAINS WATER (metered), MAINS DRAINAGE, TELEPHONE (connected and available subject to normal transfer regulations)

LOCAL AUTHORITY

NORTH BEDFORD BOROUGH COUNCIL

N.B. These details are a general guideline for intending purchasers and do not constitute an offer of contract. Rural Scene have visited Foxgloves, but NOT surveyed or tested any of the appliances, services or systems in it, including heating, plumbing, drainage etc. The vendors have checked and approved the details, however purchasers must rely on their own and/or their surveyors inspections and their solicitors enquiries to determine the overall condition, size and acreage of the property and also any Planning, Rights of Way and all other matters relating to it.

N.B. Photographs taken during February 2008.

GENERAL AND SITUATION

An excellent opportunity to acquire an approx 4½ acre residential property in a very accessible location.

The present owners have utilised the property for breeding dogs and also private equestrian use. For those with equine interests we are informed there is direct access to a small hack leading down on to the banks of the Great Ouse and we understand there is more extensive riding to the west side of the A1 dual carriageway (within easy boxing distance – further detail with vendor).

The nearby centre of Eaton Socon has a good range of shops, with the main centres of St Neots and Sandy being approx 3 miles and 4 miles respectively. The main centres of Bedford and Cambridge are approx 10 miles and 20 miles respectively.

DIRECTIONS

The property is best initially approached from the junction of the A1 with the A428 (just to the south of St Neots) joining the A1 carriageway south and in a short distance exit at the BP garage/service station and proceed slowly to the exit and then turn immediately left following this small lane around to the right and the property is located after a few hundred yards on right hand side.

VIEWING

Strictly by appointment only with the Agents
RURAL SCENE - TEL 01264 850700

PRICE GUIDE: £429,995



Residence (Side/Rear)



Outbuildings



Home Paddocks/Grass Track



Main Paddocks



Kitchen



Sitting Room



Lounge



Dining Room