

TALISMAN

PROPERTY AGENTS



Saxon Close, Roxton, MK44 3EP

Asking Price: £425,000

Bedroom x 3/4

Reception x2

Bathroom x2



Key Features

- Highly desirable corner plot position overlooking extensive views onto open fields and village countryside
 - Nestled in a cul-de-sac location within a sought-after village
 - Lavish and contemporary interior design
 - Bay fronted living room with period themed fireplace, containing wood burning stove
 - Magnificent semi-open plan kitchen with granite gloss units and solid oak worktops
 - Spectacular 15ft by 16ft sunroom leading out from the kitchen
- Garage conversion into fourth bedroom / reception room with walk-in shower, up-top storage and underfloor heating
- Vast and incredibly private rear garden with substantial 8m by 3m workshop powered by solar panels, including study with underfloor heating
- Incredible 16ft by 9ft log cabin / gym space with power & light, underfloor heating, sheltered outdoor seating section and log store
 - Securely gated driveway, providing off-road parking for approximately 4/5 cars



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Description

Nestled in this highly desirable corner plot position within the cul-de-sac of Saxon Close is this phenomenal, three/four bed roomed family home, overlooking extensive views onto open fields and village countryside.

Within this glorious home contains much to be desired, experience lavishly decorated interiors with prominently indulgent colour tones, finished beautifully with picture framed displays and indoor plants. The property has undergone an extension and conversion work, in turn, creating impressive spaces that are both expansive and highly versatile. Other major improvements consist of a brand-new boiler installation, recently updated oil tank and refitted double glazing.

As you approach the property through the secure gated entrance, there is visually much to delight in, the shingle laid driveway is ample and provides off-road parking for approximately four to five cars, and the house itself exudes rich curb-side appeal with bay front, updated window frames in modern black UPVC as well as door canopy, cladding and side gate in matching colours. Entering via the front door entrance into the hallway, you'll immediately notice a smart use of space with the implementation of a cloakroom / mini study to the side of the staircase. This space also makes for a particularly Ideal spot for book readers who delight in a cozy get away. The living room is bay fronted and stylistically gorgeous with its lucrative interior design and rich colour tones, complimented perfectly with plush settees, picture framed displays and exquisite ornaments. The living room also contains a period themed fireplace with wood burning stove. The re-fitted kitchen stuns with semi-open plan design, graphite gloss units and solid oak worktops, and it opens out into the astonishing 15ft by 16ft sunroom which is boastful in space and an Ideal area for dining with the family, lounging and could even be used partially as a play area for the kids. The living potential within this room is simply uncapped. Expect to be spoiled, as more accommodation leads off from the kitchen. There is a lavatory, pantry and store, and not to mention, what was originally the garage space, has now been converted into a fourth bedroom, big enough to fit a double bed or use for a variety of other intended purposes, such as reception or annex. This space also emits a luxury feel once again, with beautiful furnishings and laminate wood flooring. The room also has up-top storage space, walk-in shower and underfloor heating.

Ascending the staircase takes you to the generous first floor landing. The view from the landing window looks out onto the spectacular open fields and village countryside, and there are solid oak doors to all three bedrooms and the re-fitted bathroom. Externally, there is the rear garden, vast in size, capturing plenty of natural light and incredibly private. The current owners have established multiple outbuildings, all of which offer practicality and a generosity of lifestyle options. This includes the sizeable workshop with office, powered by solar panels and measuring at approximately 8m by 3m. The office space adjoining the workshop also contains underfloor heating. To the very rear of the garden stands the fantastic log cabin with sheltered seating area, log store and gym space, which too contains power, light and underfloor heating. The rear garden boasts a wealth of other placements and sections, such as a fishpond and feature pond, greenhouse and newly established patio area laid to Indian sandstone slabs. This home, situated within the tranquil village of Roxton, establishes itself as a rare opportunity to the market, and in-person viewing is highly advised to truly appreciate the scope and wonder of accommodations throughout.

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Rooms & Dimensions

(Ground Floor)

Entrance Hall

UPVC double glazed door upon entry, tiled flooring, understairs storage cupboard, carpet laid staircase leading to first floor stainless-steel opening to cloakroom / mini study. The mini study / cloakroom space contains, LVT flooring, coat hooks for storing coats and jackets, shoe store and a miniature fitted desk, making a perfect suite for an extra study facility or cosy book reading. Doors off to:

Living Room

3.61m x 3.86m (11' 10" x 12' 8") UPVC double glazed bay window to front aspect, tiled flooring, period themed fireplace with stone hearth and wood-burning stove. Solid oak shelves and radiator.

Kitchen

5.09m x 3.45m (16' 8" x 11' 4") Semi open plan kitchen with graphite gloss base units, solid oak shelves and worktops over. Comprising rectangular stainless-steel sink with mixer tap, space for range master with extractor over, space and plumbing available for dishwasher, washing machine, undercounter fridge and American style fridge-freezer. Lighting consists of recessed ceiling lights and the flooring is tiled. There is an understairs storage cupboard with a small window which can be used as a mini store as well as a secure lean to with loft hatch to further storage, open pantry and solid oak doors leading to the lavatory and bedroom four/reception room.

Sunroom

4.86m x 5.09m (15' 11" x 16' 8") Incredibly spacious sunroom with UPVC double glazing, tiled flooring, two radiators and UPVC double glazed patio doors leading to the rear garden. The sunroom forms as a rear extension to the Two-piece is a boastful space for dining and living.

Bedroom Four / Reception

2.34m x 4.21m (7' 8" x 13' 10") UPVC double glazed window to front aspect, UPVC double glazed door leading to the rear garden. Storage area up top with double doors, airing cupboard housing hot water cylinder with solid oak door, walk-in shower with towel rail, laminate wood flooring and underfloor heating. This is a highly versatile space which is currently used as a double Two-piece could be used as an annex space for family members and visitors, additional reception and more.

Lavatory

Obscured window to rear aspect. Two-piece suite comprising WC, vanity hand wash basin, black towel radiator, laminate wood flooring and recessed ceiling lights.

(First Floor)

Staircase & Landing

Staircase and landing with fitted carpet, UPVC double glazed window to side aspect, loft hatch, radiator and solid oak doors off to:

Principal Bedroom

3.18m x 3.85m (10' 5" x 12' 8") UPVC double glazed window to front aspect, fitted wardrobe, fitted carpet, radiator.

Bedroom Two

2.93m x 3.45m (9' 7" x 11' 4") UPVC double glazed window to rear aspect, integrated wardrobe, radiator and fitted carpet.

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Bedroom Three

2.28m x 2.86m (7' 6" x 9' 5") UPVC double glazed window to front aspect, fitted worktop for study, over stairs storage cupboard, radiator and fitted carpet.

Bathroom

2.51m x 1.71m (8' 3" x 5' 7") Dual aspect obscured UPVC double glazed windows to rear and side aspect brick-built comprising WC, vanity hand wash basin, panel bathtub with shower over, heated chrome towel rail and radiator.

(Externally)

Rear Garden

A substantial and incredibly private rear garden with extensive views onto open fields and village countryside. Fully enclosed by timber fencing and laid mainly to lawn with patio area laid to Indian sandstone slabbed paving. borders with established trees, bushes and shrubbery and slate chipping section. The garden contains a greenhouse, fishpond and feature pond, large workshop with study containing power & light, log cabin/gym, outdoor tap, external power point, outdoor sensor lights, external oil-fired boiler and oil tank and brick-built side access with timber gate leading to the front.

Log Cabin / Gym

2.79m x 4.87m (9' 2" x 16' 0") from the outer side of the log cabin is up-down lighting with a sheltered seating area, log store and UPVC double glazed doors leading to inside the cabin. Within the cabin is a UPVC double glazed window to side aspect, recessed ceiling lights, a wealth of brass finished two gang power sockets, housed fuse box, laminate wood flooring and underfloor heating. The cabin is currently used as a gym, but the extra security of the space makes it habitable for a variety of additional purposes, such as usage as a summer house, games room & bar, bedroom, office and more.

Workshop & Mini Office

Large workshop powered by solar panelling with mini office containing solid oak shelving and underfloor heating. The workshop with mini office measures at approximately 8m x 3m and excluding the office measures at approximately 6m x 3m.

Front

The front contains a secure gated entrance and private enclosure from timber fencing, shingle driveway which provides off-road parking for approximately four/five cars, brick-built side access with timber gate leading to the rear garden, outdoor power point and outdoor sensor light. The current owners have attentively upgraded the exterior of the house to a contemporary standard, with black UPVC window frames and matching colour door canopy, cladding and side gate.

Agent's Notes

- Council Tax Band: B (Bedford Borough Council)
- Underfloor heating is present in Bedroom Four/Reception, Log Cabin/Gym and office connected to the workshop
 - The workshop is powered by solar panels
 - Oil fired central heating
- The external boiler was installed in 2024, and the oil tank is only a couple of years old approximately
 - The workshop with office measures at approximately 8m x 3m. Excluding the office measures at approximately 6m x 3m
 - Bedroom Four/Reception forms as a garage conversion with up top storage space
 - The main loft is partially boarded with light switch















Location

Roxton village is a tranquil scene filled with remarkable countryside and iconic landmarks. Trek along various nature walks and experience routes down Ford Lane, which lead to trails along the astonishing Roxton fishing lake, or trek through the forest and explore routes that lead to Roxton Weir and The River Great Ouse. Nature lovers and walkers who reside in the village can expect to feel spoilt with generous countryside and scenic offerings. Wonderful landmarks such as the chapel, located on The High Street and The Church of St Mary Magdalene on School Lane are proud staple points of the village.

Roxton is widely renowned for its popular garden centre on Bedford Road, which also has its own café. Other village amenities include the Roxton CE Academy, Post Office, Little Acorn Café, the village hall with drinks bar, which is hosted on Sundays, and playing field, which holds regular cricket tournaments. The village itself proves to be an ideal centralised settlement to access both the north and south. There is quick and easy access to the A421 and A1(M) via The Black Cat roundabout, or by using country routes down Bedford Road. The county town of Bedford can be reached by car in approximately twenty minutes, Milton Keynes in thirty-five minutes and the city of Cambridge in forty-five minutes via the A428. There is a selection of market towns within proximity to the village to visit for grocery shopping, accessing fuel stations, garages, transport links and more, with these including St Neots, Sandy and Biggleswade. The nearest train station is in Sandy town, which can be driven to in approximately twelve minutes. Sandy Railway Station provides regular journeys to London St Pancras in approximately forty-five minutes. The county town of Bedford also has its very own train station, which can be reached in under a thirty-minute drive.

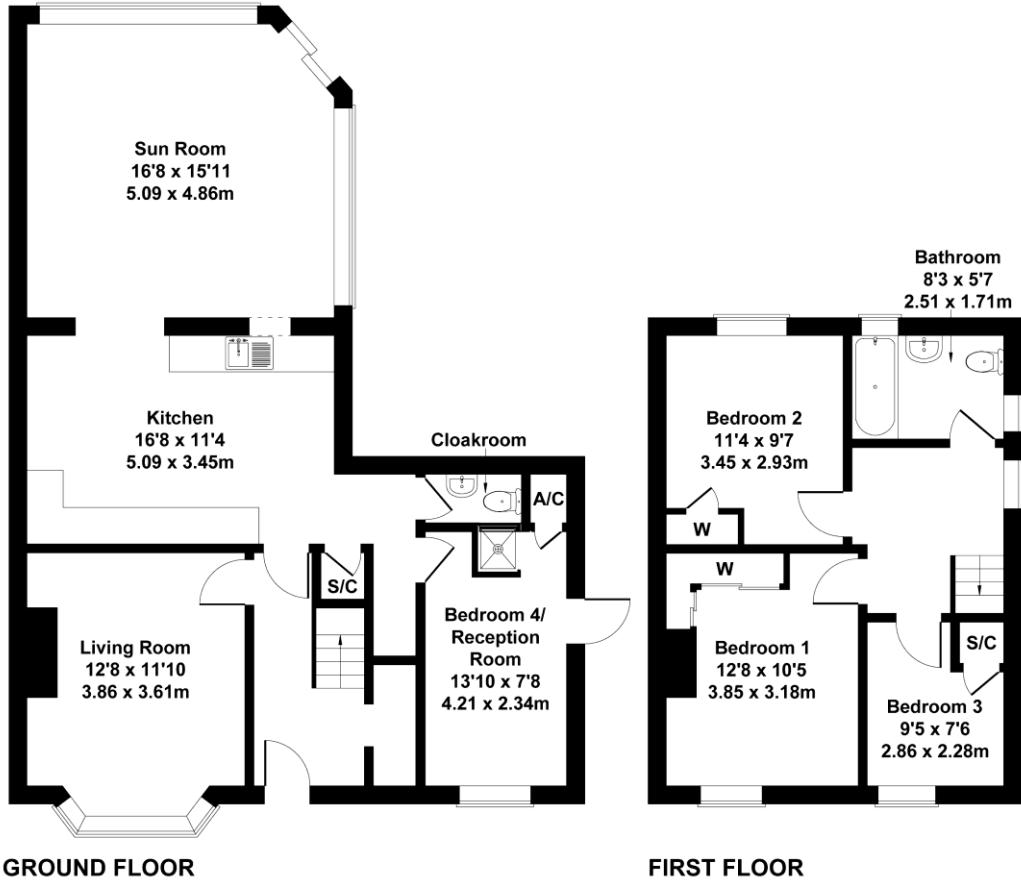
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Approximate Gross Internal Area
1356 sq ft - 126 sq m



Not to Scale. Produced by The Plan Portal 2025
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To arrange a viewing, please contact Talisman Property Agents

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