

# HIGH STREET

G R E A T   B A R F O R D



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PROPERTY AGENTS





Guide Price: £515,000 - £525,000

Bedrooms x4   Receptions x2   Bathrooms x1

## Description

Positioned in a prime location within the sought-after Bedfordshire village of Great Barford, stands this magnificent detached four-double-bedroomed family home, boasting generous accommodations and inspiring levels of versatility. The property strikes a majestic outer appearance with a partial enclosure to established brick walls, substantial driveway for parking an ample number of vehicles, gated entries to the rear garden on both sides, matching colour doors and a beautiful, pitched veranda. The property overall comprises an impressively spacious hallway with 'Golden Ash' LVT flooring established throughout, Multiple south-facing receptions rooms, including the living room with open-fireplace and dining room, which contains patio doors that lead to the rear garden. Re-fitted, contemporary kitchen with 'Pebble Gloss' units and undercounter lighting, re-fitted cloakroom with a gorgeous two-piece vanity suite and a double garage / utility space. Accommodation on the first-floor amazes further with a landing space that shimmers with natural light, four double bedrooms, including the master bedroom which measures at an impressive 15ft by 10ft, and bedroom three, which contains its very own walk-in wardrobe, and could be converted into an en-suite if one chooses, and there is also the 3-piece family bathroom. The south-facing rear garden makes for a wonderful retreat, with a secure enclosure to fencing and solid brick wall, and is laid primarily to lawn with a concrete section, Ideal as a designated seating area to soak in the sun, or for al-fresco dining with friends and family.

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## Key Features

- Chain Free
- Situated within a popular Bedfordshire village
- Prime location
- Prestigious detached family home possessing a wealth of space and versatility
- Four double bedrooms
- Spacious hallway, 15ft by 12ft living room with open fireplace and formal dining room
- Contemporary re-fitted kitchen with 'Pebble Gloss' units
- Double garage / utility
- South facing rear garden
- Substantial block paved driveway, providing ample space for off-road parking







## Ground Floor

The hallway strikes a hospitable feel with incredible space and 'Golden Ash' LVT flooring, which is established throughout all rooms on the ground floor, aside from the integral garage/utility. There are multiple formal reception rooms, both of which look out onto the south facing rear garden, in turn, filling the spaces with plenty of natural light. The living room is generously sized and has been tastefully decorated with neutral colour tones and wooden wall panelling at the back with shelving for ornamental placements. And to top it off, a delightful open fireplace for indulging in those cozy winter evenings. The dining room is bright and airy and has patio doors which lead straight to the rear garden. The kitchen is re-fitted, and is a highly contemporary space with 'Pebble Gloss' base and eye level units and 'Quartz' worktops, beautifully finished with undercounter lighting. The kitchen overall comprises built-in 'Zanussi' electric oven with four-piece ceramic hob and stainless steel 'Zanussi' extractor over, one & one half bowl composite sink with mixer tap, space for fridge/freezer and storage cupboard, which houses the oil-fired boiler. There is also a door which takes you to the external side access. The re-fitted cloakroom comprises a two-piece suite with vanity WC and hand wash basin, and the integral double garage / utility is an expansive area, which opens up into an 'L' shape, and contains a fitted worktop as well as space and plumbing for washing machine, tumble dryer and other appliances. There is the potential to close off the utility section from the garage completely if one chooses, and the garage possesses eaves storage, a large electric up & over door and a UPVC door which leads to the external side access.

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## First Floor

Natural light shimmers through the landing window, emitting an inviting ambience as you ascend the staircase to the first floor. Fitted carpet is established throughout the landing and all four of the bedrooms are doubles. The master bedroom is substantial in size, measuring at an impressive 15ft by 10ft, and bedroom three contains its very own walk-in wardrobe, which is big enough to convert into an en-suite if one chooses. There is also the bathroom, airing cupboard, which houses the hot water cylinder, and loft hatch, both of which can be accessed via the landing.









## Externally

The south facing rear garden is a delightful space, enclosed by timber fencing and a solid brick wall. The garden is laid primarily to lawn with an established concrete section, ideal for outdoor seating and entertaining, as well as borders for flowers and shrubbery. The garden also contains a bespoke shed built to shiplap, store, external electricity supply, outdoor tap usable from the side access and the oil tank, which is nicely obscured from trellis panels. Gated access is present on both sides of the property, and both lead to the front and rear elevations. At the front of the property is a block paved driveway with ample space for parking numerous vehicles, and is finished thoughtfully with a raised border containing an established hedge and shrubbery. The front exterior flaunts marvellous curb-side appeal with its majestic entrance, which is partially enclosed to well established brick walls, colour matching front and garage doors and the wonderful pitched veranda, which elegantly shelters the front entrance.

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## Location

Being situated on the High Street of the village makes for great convenience, as the Great Barford Post Office / Convenience Store is within easy reach, as well as other shops, restaurants, schools and additional amenities.

Great Barford is a thriving Bedfordshire village located to the north east of the main county town of Bedford and is renowned for both its great popularity and history, where you can find the All Saints Church with 15th century tower, as well as the ancient bridge, which connects you to the neighbouring villages over the River Great Ouse, and is also a hot spot for canoers, walkers and picnic goers during the warmer seasons. The village is also known for its flourishing community, with an abundance of local shops, restaurants and other amenities such as the Great Barford Post Office / Convenience store located on the high street, local school such as the Great Barford Primary Academy, The Anchor Inn public house, Great Barford Surgery, and Bedford Road contains The Golden Cross Chinese Restaurant, Indian & Nepalese takeaway and public store, all of which are currently at present. Great Barford village is situated in a rather ideal central position to both Bedford and St. Neots, with mainline roads being easily accessible such as the A1(M) and A421 which links to Milton Keynes and the M1(M). Mainline train stations are within proximity for those who commute, with the nearest trainline being in Sandy which is approximately 5.1 miles away, or Bedford trainline (approximately 6.3 miles away) that provide regular journeys to London Kings Cross or St Pancras International.

## Agent's Notes

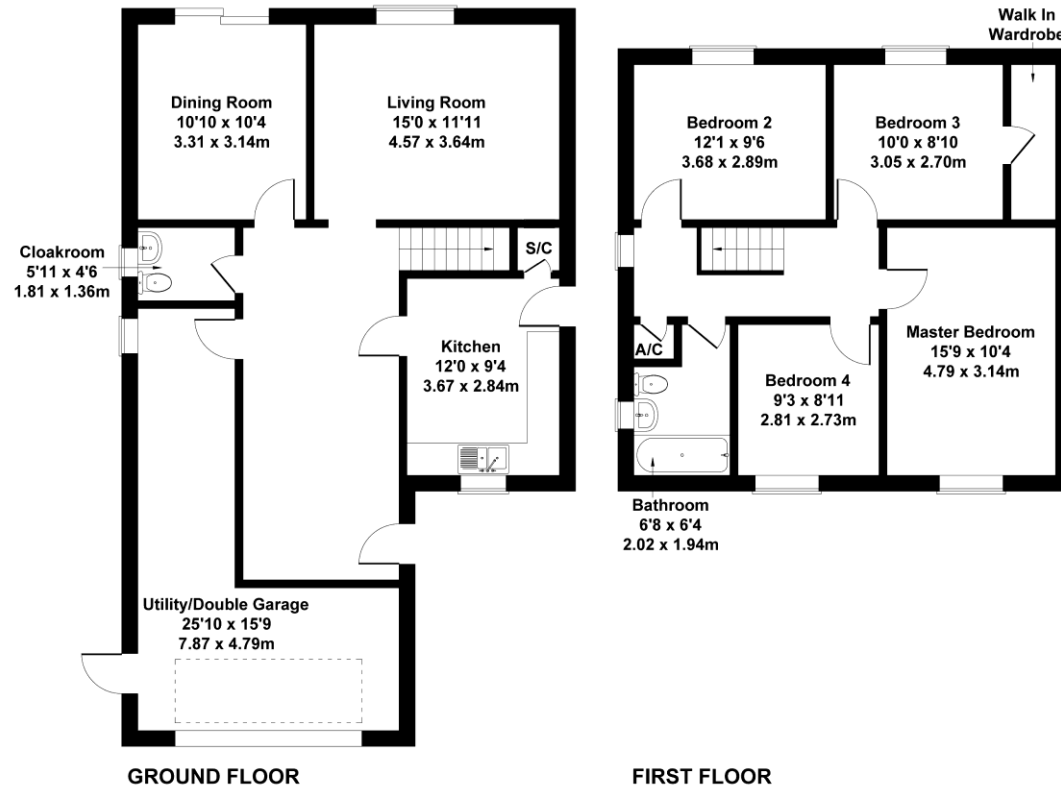
- Council Tax Band: E (£2,803.24) Bedford Borough Council
- EPC: D (55)
- The property contains oil fired central heating
- The boiler is located in the integral storage cupboard within the kitchen
- The oil tank is located in the rear garden
- The fuse box is located in the utility

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## High Street, Great Barford, Bedfordshire, MK44 3JH

Approximate Gross Internal Area  
1604 sq ft - 149 sq m



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

Talisman Property Agents | 4 Saxon Close | Roxton | Bedford | MK44 3EP

T: 07480 064 344

E: [leigh@talismanpropertyagents.com](mailto:leigh@talismanpropertyagents.com)





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