

High Hedges, Village Road

Bromham, Bedfordshire MK43 8HU



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Stylish, Modern Family Living in Sought-After Spot of Riverside Village

A distinctive and impressive, 4-bedroom home that has been completely renovated and transformed from its '60s original, with much upgrade work having since been carried out by the current owners inside and outside. You now have fabulous, open-plan living space, as well as a separate sitting room and study, not to mention a superb, timber office in the landscaped garden. With a garage and driveway parking for numerous cars behind a striking gateway from one of the best roads, which is lined by individually designed homes, in the super, North Bedfordshire village of Bromham, High Hedges is quite a find.

Bromham is part of the cluster of North Bedfordshire villages recently dubbed in the Telegraph "the new Cotswolds". And it's less than 25 miles to Luton Airport, with the railway station at Bedford, from where fast trains reach London in 40 minutes, just 3 miles away. A short bus journey takes the children to the county town's world-renowned Harpur Trust private schools or the catchment secondaries in either nearby Biddenham or Lincroft in the adjoining village of Oakley, both rated 'Good' by Ofsted. As is the lovely little pre and primary school 1000 yards from your front door.

It's not just the school that's on the doorstep. The village is also home to a Scout and Guide Activity Centre, Co-op supermarket, surgery and pharmacy. The village hall and playing fields are just 500 yards along the road.

Wander to the 13th century Church of St Owen, which you can see from your bedroom windows, through beautiful parkland in the heart of the village, or to the Georgian Swan Inn and, via the Nature Sanctuary or the delightful children's Fairy Trail, to the Mill nestled on the banks of the River Great Ouse, where you can meet friends for delicious coffee and cakes, and where all kinds of events are put on by the friendly community.

And the village is surrounded by beautiful countryside walks for you and your dog. High Hedges is a contemporary family home in an historic village full of family facilities. It's quite a combination.



High Hedges, 123A Village Road

Bromham, Bedfordshire MK43 8HU



AT A GLANCE – Over 2500 Sq.ft / 4 bedrooms

- **Main bedroom suite, with Shower room** – adjoining bedroom (see below) with door to main bedroom and landing, currently used as a dressing room
- **3 further double bedrooms**, including one double with fitted wardrobe storage and hanging (currently the dressing room of the main bedroom suite); and one double with sliding door wardrobes
- **Bathroom**, with freestanding bath and separate shower, with very low-profile tray
- Open plan living space, zoned as follows:
 - Kitchen/Breakfast area**, with island breakfast bar (4 stools) / Appliances: undermounted bowl, waste disposal and ISE all-in-one hot tap; 2 built-under Bosh ovens; 5-zone Neff induction hob (removable control); American fridge/freezer, with ice and water dispenser (by negotiation) / **Pantry**, with chain curtain / **Dining Area**, with double thickness glass dining table, complete with 'Lazy Susan' (by negotiation) / **Sitting area**
- **Utility room**, with sink and space for appliances
- **Sitting room** and separate **Study**
- **Hall**, with bench coat and shoe unit (by negotiation) / **Cloakroom** / Understairs **wine room**, with remote-controlled light / Landing, with ladder access to part-boarded loft storage (with light)
- **Garden**, with **outside office** – insulated, with heater – French doors to composite decking / Outside tap/lights / Attached single **Garage**, with electric door and storage space / **EV charging point** / Extensive driveway parking (with raised flower beds) / Side gate to hidden bin area
- Mains gas central heating, with Worcester combi boiler / Joule hot water system / Fully double glazed

FURTHER FACTS & FIGURES

- Full fibre 900 broadband available next year (Fibre 2 currently) / Council tax band: F / EPC rating: C
- Bedford Railway Station: 3 miles – fast trains to London: 40 minutes / Private schools in Bedford
- School catchment: Lincroft Academy – 1.7 miles or Biddenham International College & 6th form: 2.6 miles
- Co-op, Primary and Pre Schools, Surgery, Pharmacy – all within village



Slate-topped curved walls, fronted by contrasting, young purple beech, match the house and provide quite an entrance as you sweep into the Virginia creeper-draped driveway. Such is the gravelled parking space that sets High Hedges well back from the road, that everyone coming to your housewarming will be able to drive in.

And this is a fine house for entertaining. From a large and natural light-filled, welcoming hall into spectacular, open-plan space, flooded with light from above, where guests can sit in upholstered chairs around the huge, double thickness, round glass dining table, complete with Lazy Susan, bottles plucked from the nearby, smoked glass-fronted wine room beneath the oak and glass staircase. Friends can mill around or rest on designer stools at the huge island or spill out, through two sets of beautiful, Crittall-style doors, onto the porcelain terrace. Impressive, indeed.

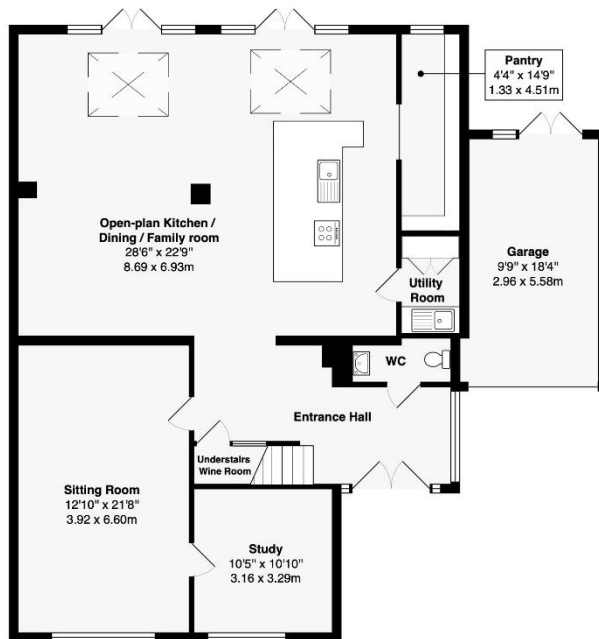
Yet this is a family home first and foremost, albeit a very stylish one. Plenty of bedroom space, with views of the ancient church in the parkland beyond Village Road – four double bedrooms, unless you retain one as a super dressing room, leading, Jack & Jill style, to both the landing and to the main bedroom.

Interior design has been boldly put to play, from the accent walls to the industrial style of the open-plan living space, with striking light pendants and exposed metal beam above beautiful quartz-topped, concrete-coloured kitchen furniture. The storage is incorporated into one huge island and the largest pantry you've ever seen, separated by the chain curtain (an option might be a Crittall-style sliding door). Neff and Bosch cooking and dishwashing appliances are housed in the island, small appliances are in the pantry; clutter is nowhere.

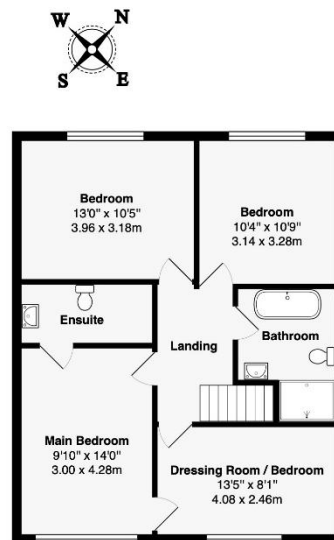
Fill a cafetiere from the hot tap and relax with coffee on the sofa in the television area, or in the more formal sitting room. Work within the house in the study or outside in the superb, insulated garden office – or will this be your gym, where you can work out in front of full-length mirrors, watched over by Muhammad Ali and other boxing greats?

Relax outside in sunshine next to the house or shaded by the beautiful, bird-filled cedar beside the office. Children can play on the lawn, while the green-fingered can busy themselves amongst developing, raised sleeper beds, stocked with an array of bee-friendly plants designed for year-round interest. A professionally landscaped garden befitting of a house individually designed with style in mind and family at heart.





Ground Floor



First Floor

Area of House: 2087 ft² ... 193.9 m²
Area of Garage: 194 ft² ... 18 m²
Area of Garden Office: 234 ft² ... 21.7 m²
Total Area: 2515 ft² ... 233.6 m²

This brochure, including the boundary and floor plans (not to scale), is a guide only and nothing within it forms part of an offer or contract. All dimensions are approximate.

ARTISTRY
PROPERTY AGENTS



High Hedges, 123A Village Road
Bromham, Bedfordshire MK43 8HU



To discuss this unique home or one you wish to sell, please contact us.

Artistry Property Agents | 36 St Peter's Street | Bedford | MK40 2NN

T 01234 889987 | E info@artistryproperty.co.uk

www.artistryproperty.co.uk