



# St Andrews Way

Langford, Biggleswade,  
Bedfordshire, SG18 9QL  
£775,000

country  
properties



This outstanding property perfectly combines contemporary luxury with the charm of countryside living. Built in 2021, this exceptional four double bedroom home is set within the desirable village of Langford and offers spacious, well-designed accommodation throughout, complemented by breathtaking views over open farmland. The heart of the home is an impressive 32ft (max) kitchen/breakfast/family room, thoughtfully designed with entertaining in mind and finished to a sleek, modern standard. This space flows seamlessly through to a generous 16ft (max) dining room, with doors opening onto the rear garden. The master bedroom benefits from fitted wardrobes and a stylish four-piece en-suite bathroom. To the rear, the south-east facing garden enjoys uninterrupted field views.



- Offered in immaculate condition, just move in!
- Newly fitted kitchen in 2024 with quartz worksurfaces, integrated appliances and Quooker instant hot water tap
- 4 double bedrooms - master with four piece ensuite and built in wardrobes
- Quiet cul de sac location in the village of Langford, with open field views and countryside walks on your doorstep
- Solar panel energy collection system
- Spacious 32ft (max) Kitchen, breakfast family room with double door leading onto a 16ft (max) dining room
- South east facing rear garden with field views
- Detached double garage with driveway parking for up to 3 cars
- Excellent commuter access into London via Biggleswade main line station and easy access to A1(M)
- Croudace home built in 2021 with NHBC warranty remaining

# INTERNAL GROUND FLOOR

## Entrance Hall

Wood effect Karndean flooring. Doors to Living room, Kitchen/Dining room, Study and Cloakroom. Carpeted stairs rising to first floor. Radiator.

## Living Room

16' 0" x 14' 1" (4.88m x 4.29m) Glazed double doors onto Living room. Double glazed window to front aspect. Log burner with fire surround. Fitted carpet. Radiator.

## Kitchen/Breakfast/ Family Room

32' 0" x 12' 8" max (9.75m x 3.86m max ) Shaker style kitchen fitted new in 2024, with a range of wall and base units and Quartz worksurfaces over. Inset stainless steel undermount one and half bowl sink unit with Quooker instant hot water tap over. Breakfast bar with storage units and built in sockets. Integrated dishwasher. AEG induction hob with extractor fan over. Integrated eye level double oven. Integrated microwave. Space for American style fridge/freezer. Understairs storage cupboard. Anthracite vertical designer radiator. Double glazed window to rear aspect in the Kitchen area and double glazed window to side aspect in Family room area. Door to Utility room. Glazed double doors onto Dining room. Double glazed single door onto rear garden from the kitchen area.

## Utility Room

6' 1" x 6' 0" (1.85m x 1.83m) Matching wall and base units with stainless steel sink and drainer unit with swank neck mixer tap over. Plumbing and space for washing machine. Wood effect karndean flooring. Part glazed door to side.

## Dining Room

16' 0" x 10' 9" (4.88m x 3.28m) Double glazed windows to rear and side aspect and double glazed French patio door with side panels, cat flap and wing windows to both sides onto rear garden. Wood effect Karndean flooring. Fitted air-conditioning unit. Two radiators.





## Study

11' 1" x 7' 4" (3.38m x 2.24m) Double glazed window to front aspect. Wood effect karndean flooring. Radiator.

## Cloakroom

Vanity wash hand basin and low level WC. Wood effect karndean flooring. Fully tiled walls. Radiator.

## FIRST FLOOR

## Landing

Fitted carpet. Storage cupboard. Loft hatch. Radiator. Doors to all bedrooms and family bathroom.

## Bedroom One

14' 10" x 12' 2" (4.52m x 3.71m) Master bedroom with double glazed window to front aspect. Fitted carpet. Built in wardrobes with sliding doors. Radiator. Door to en-suite.

## En Suite

Four piece En-suite comprising combined vanity wash hand basin with tiled splashback and low level WC unit, panel enclosed bath tub with mixer tap and shower attachment, tiled splashback wall and fully tiled shower cubicle. Chrome heated towel rail. Wood effect karndean flooring. Obscure double glazed window to side aspect.





## Bedroom Two

13' 5" x 9' 3" (4.09m x 2.82m) Double glazed window to rear aspect. Fitted carpet. Built in wardrobes. Radiator.

## Bedroom Three

11' 3" x 9' 3" (3.43m x 2.82m) Double glazed window to rear aspect. Fitted carpet. Radiator.

## Bedroom Four

10' 1" x 7' 10" (3.07m x 2.39m) Double glazed window to front aspect. Fitted carpet. Radiator.

## Bathroom

Four piece bathroom suite comprising combined vanity wash hand basin and low level WC unit, panel enclosed bath tub with mixer tap and shower attachment and fully tiled shower cubicle. Tiled splashbacks. Heated towel rail. Wood effect karndean flooring. Extractor fan. Obscure double glazed window to side aspect.

## OUTSIDE

### Front Garden

Landscaped front garden with artificial lawn, shrubs, hedge borders and a silver birch tree. Paved path to entrance door. Block paved driveway to side to front of the garage. EV car charger. Gated side access.

### Rear Garden

South east facing rear garden enclosed by timber fencing, mainly laid to lawn, with paved patio area, raised flower beds stocked with flowers and shrubs and wooden sleepers flower beds with variety flowers, shrubs and trees. Custom built raised koi fish pond with wooden pergola over (fish stock and pumps subject to separate negotiation). Paved path leading to Summer house (subject to separate negotiation). Shingled area with decorative shrubs. External water tap. External light. Gated side access.

### Garage and parking

Double garage with up and over door and block paved driveway to front providing off road parking space for up to 3 cars.












Approximate Area = 179.4 sq m / 1931 sq ft  
Garage / Workshop = 44.5 sq m / 479 sq ft  
Total = 223.9 sq m / 2410 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Viewing by appointment only

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