

ARTISTRY
PROPERTY AGENTS

25 Goldington Avenue

Bedford, Bedfordshire MK40 3BY



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







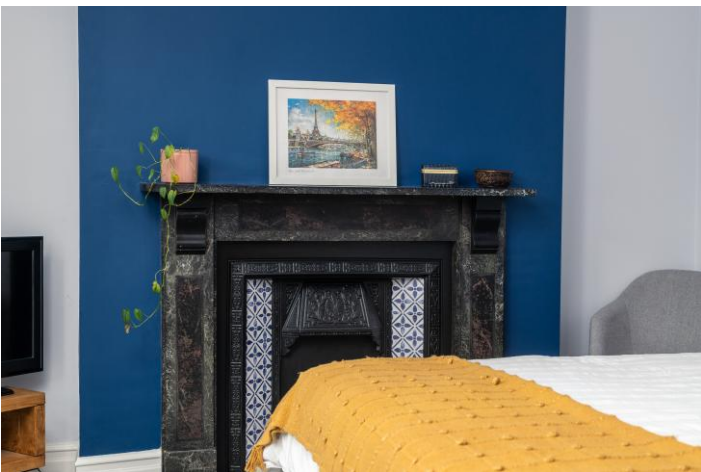
Wonderful Victorian Villa, With Garden Office and Off-Street Parking

An exceptional, 4-bedroom, unlisted, 19th century family home, standing beautifully with its attached neighbour in a tree-lined avenue on the edge of the celebrated Castle Quarter of the county market town of Bedford. Together with a superb extension and an office-cum-summerhouse in its walled garden, the expertise of a professional interior designer has ensured that this lovely home is perfect for the modern family, whilst retaining its enormous Victorian character, including gorgeous marble fireplaces. Moreover, scope has been left for adding even more value in the future by converting the extensive roof space. Unusually, you also have an area to the side of the house for parking your car off the street, if you wish.

Not that you even need a car. Every amenity and facility is within a mile or so, including the railway station, from where fast trains reach London in 40 minutes, to outstanding schools for all ages, whether they be any of the world-renowned Harpur Trust private schools or, for instance, Bedford Free School. Castle Newnham Reception and Primary is just 350 yards from your front door.

Shops, supermarkets and sports facilities, library, museums and galleries, gyms and pools, cinema, pubs, restaurants and music venues, are all within walking distance.

Wander through the quirky Castle Quarter to one of Bedford's beautiful Victorian parks, with its sporting facilities, including tennis, children's play equipment and café, and to one of the finest river embankments in the Country. Take a boat out along the wonderful Great Ouse, or a cycle ride or leisurely stroll with your dog for miles along its banks, keeping an eye out for otters and other wildlife. All the family will love it here.



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AT A GLANCE

4 bedrooms / 3 bath/shower rooms - as follows:

- Main bedroom, with bathroom, including freestanding bath and separate shower
- 3 further bedrooms, including large guest bedroom with marble fireplace, a double with fitted wardrobe and fireplace, and a single/small double with original, built-in cupboard
- Family shower room
- Downstairs bathroom, with bath/shower mixer
- Kitchen/Dining room, with breakfast bar – Appliances include: built-under oven and ceramic hob; built-under, integrated freezer / Spaces for dishwasher, American-style fridge/freezer and wine cooler
- Boot/Utility room, with spaces for ducted tumble dryer and washing machine (in understairs cupboard), out of sight of kitchen but with open link fitted with tall, Shaker-style storage units / back staircase to main bedroom suite / door to garden
- Sitting room, with open fireplace, and former dining room, with woodburning stove – with doors that fold open between and recessed shelving in both sections
- Open porch and Entrance Hall, with understairs cupboard
- Mains gas central heating / Double-glazed windows
- Gardens front and back, with **Garden office/Summerhouse** and attached garden tool store / **Gated side area**, currently a children's play area, which can be used as parking

FURTHER FACTS & FIGURES

- Full fibre broadband availability / Council tax band: E / EPC rating: D
- Bedford Railway Station: 1.3 miles – fast trains to London: 40 minutes
- Schools: Castle Newnham Primary: 350 yards / Bedford Free School: 1 mile / Private Schools: Bedford Boys: 0.7 miles / Bedford Girls: 1 mile
- Walk to: Shops, Pubs, Restaurants, Gyms, Parks etc



Coming home to such a wonderfully preserved, beautifully finished, Victorian villa, cannot help but leave you with a feeling of immense wellbeing; and when welcoming guests, one of huge pride.

It begins as soon as you set eyes on the hexagonal, red tiles and contrasting inserts of the path leading through the little front garden, Victorian blue rope edgings poking through the gravel, to the half-tiled, arched porch, with its lovely, stained glass, triple-panelled front door.

Step into the hall, with its picture rails and intricately corniced ceiling high above your head, gorgeous Minton tiles beneath your feet, and both Lincrusta ceiling coverings and dado panels that run to the top of the lovely, panelled staircase and onto the galleried landing, and you soon realise that this is a rather special home.

Designed for entertaining, doors fold back between the oak-floored, former separate dining and sitting rooms, with their tall ceilings, picture rails and splendid ceiling rose; an open fire, with its lovely, tiled cast iron surround in one section, a cosy woodburning stove in the other. So versatile, so practical, yet with character at every turn.

And it continues upstairs, in bedrooms with original doors, built-in Victorian cupboard and impossibly beautiful, marble fireplaces. Your main bedroom, in the extension, which was once an annexe, has its own bathroom, with its lovely freestanding bath and painted washstand. Not to mention its own staircase leading down to the kitchen.

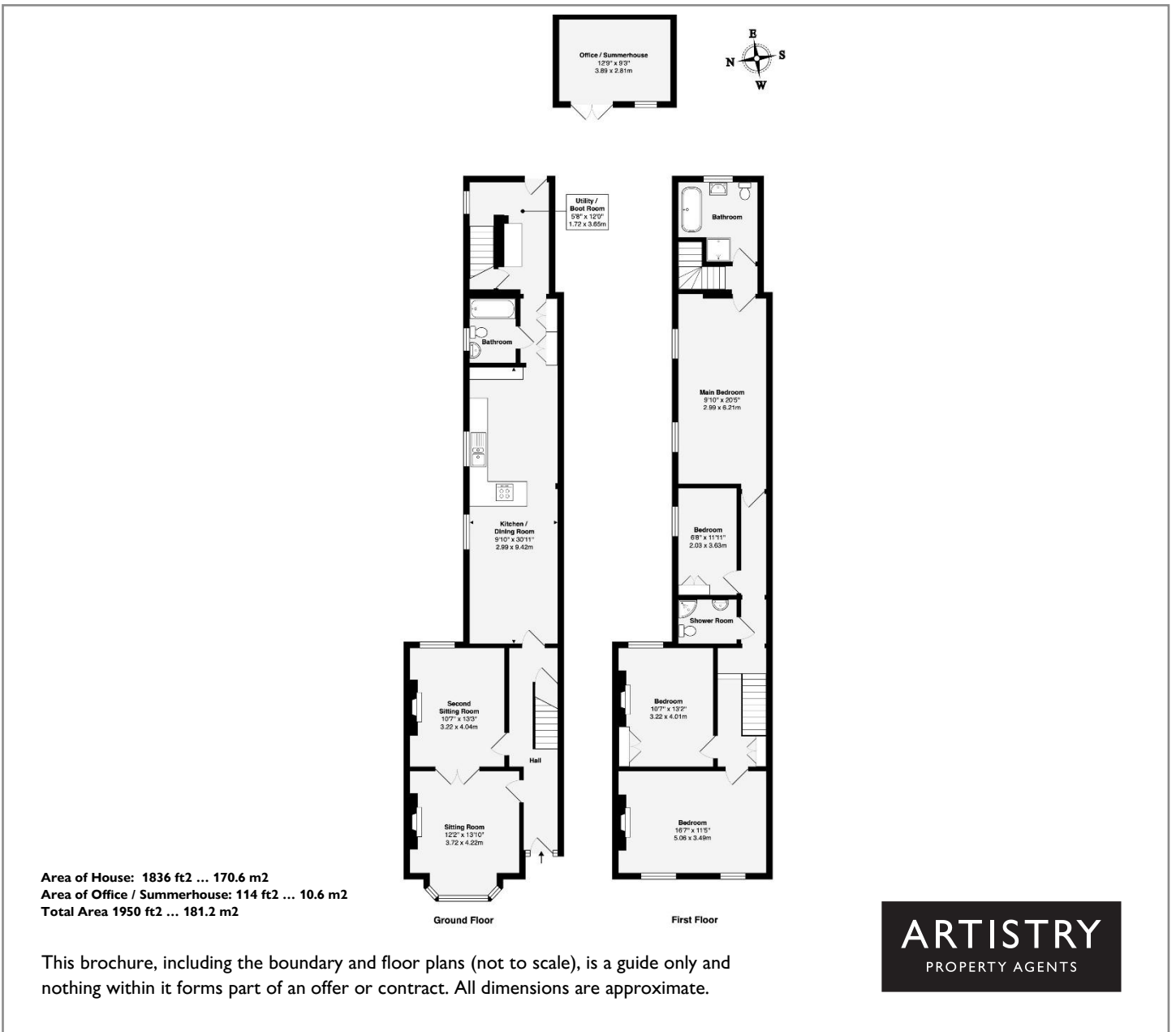
Your new home demonstrates its practicality for the young family with a bathroom downstairs, next to the kitchen, where children can splash around while you prepare the evening meal. And when they're in the land of nod, pluck a bottle from the wine cooler beneath the breakfast bar and enjoy a well-earned aperitif, before settling down with friends around the dinner table.

There's no need to unduly worry about muddy feet or paws here. From the marble step between the Victorian tiled hall and the dining area, lovely porcelain oak planks stretch right through the kitchen and boot room to the garden. Where you can eat al fresco on the terrace, work in peace in the garden office and where children and pets can play safely between wonderful, rose-clad, Victorian-walls. As inside, beauty and family life happily combine.

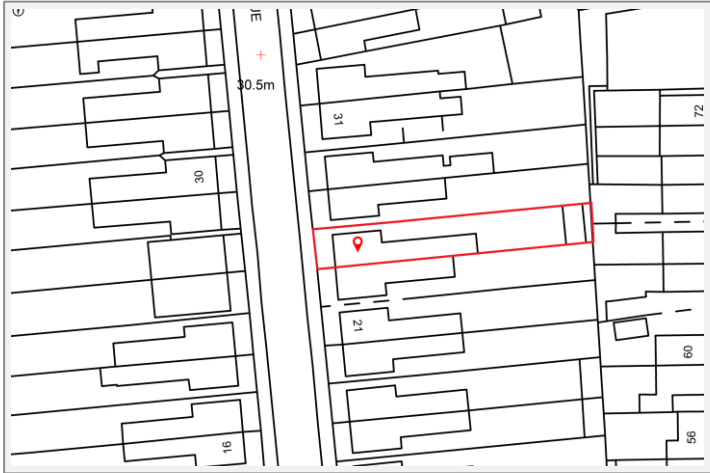




Office / Summerhouse



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

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