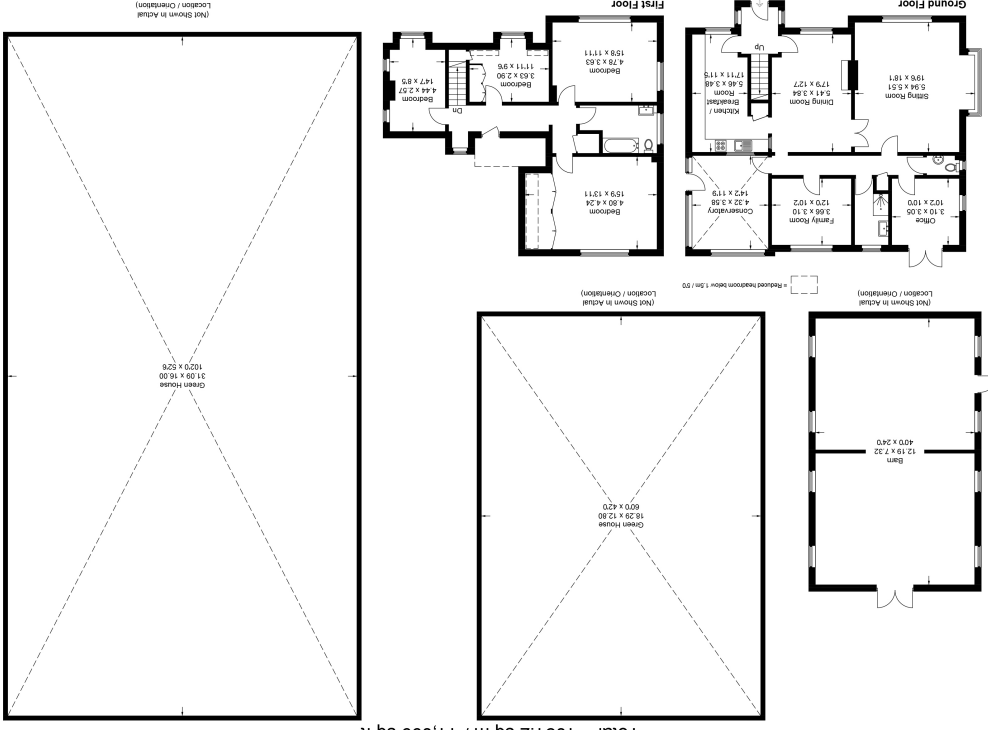


Energy Efficiency Rating	
Very energy efficient - lower running costs	Very energy inefficient - higher running costs
A (92-100)	G (1-20)
B (81-91)	F (21-30)
C (69-80)	E (31-40)
D (55-68)	D (41-54)
E (39-54)	C (55-68)
F (21-30)	B (81-91)
G (1-20)	A (92-100)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Approximate Gross Internal Area  
 Ground Floor = 1,25.9 sq m / 1,355 sq ft  
 First Floor = 84.1 sq m / 905 sq ft  
 Barn = 89.4 sq m / 962 sq ft  
 Green Houses = 731.8 sq m / 7,877 sq ft  
 Total = 1031.2 sq m / 11,099 sq ft



Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any warranty, guarantee or representation whatsoever in relation to this property. Authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.





## Homefield Road, Chawston, Bedford MK44 3BN

£975,000

- 6.44 acres in total.
- Semi-rural location, backing onto open farmland.
- 7800 sqft of Greenhouses.
- Extremely well maintained throughout.
- Four or Five bedrooms.
- Easy access to the A1 and mainline train stations in St Neots, Sandy and Bedford.
- Private road location.
- VIEWINGS STRICTLY BY APPOINTMENT ONLY.

### Introduction

A beautifully presented and well-maintained property, situated off a private road within this tranquil setting. Occupying a TOTAL PLOT OF 6.44 acres (2.61 Hectares) with formal gardens of around 1.25 acres. There is a large field, cut for hay, extensive Greenhouses and a large Timber Barn.

The house offers in brief FOUR BEDROOMS, FOUR RECEPTION ROOMS, two and a half BATH/SHOWER ROOMS and a CONSERVATORY. Immaculate throughout and very well maintained. The gardens surround the house and are laid mainly to lawn with well stocked herbaceous borders and a variety of mature trees.

Occupied by the current owners for 60 years, this ex-LSA smallholding in Chawston, Bedfordshire, offers a unique agricultural opportunity. The property features 7,800 square feet of robust greenhouses, ideal for diverse horticultural ventures, ensuring year-round cultivation and optimal growing conditions. Metered water is supplied from the River Ouse for agricultural purposes.

Additionally, it includes a 960 square-foot timber barn, perfect for storage, livestock, or as a workspace. Nestled in a serene rural landscape, the smallholding provides ample space for various agricultural activities. Its strategic location combines the tranquillity of countryside living with proximity to local amenities and transport links, making it an ideal choice for aspiring farmers or agricultural entrepreneurs. Alternatively a wonderful family home with plenty of space to create an Equestrians dream.

5.5 miles to St Neots mainline train station.  
11 miles to Bedford.  
1.6 miles to the A1.  
20 miles to the M1.

### Accommodation

Door to

### Entrance Hall

windows to the front aspect, radiator, coved ceiling, stairs to the First Floor Landing

### Kitchen Breakfast Room

5.46m x 3.48m (17' 11" x 11' 5") windows to the front and side aspect, base and eye level cupboards, drawer units, tall storage cupboards, work surfaces with stainless steel single drainer sink unit inset, integrated electric fan assisted double oven, hob and extractor, plumbing for dishwasher, space for fridge and freezer, radiator, cloaks cupboard

### Dining Room

5.41m x 3.84m (17' 9" x 12' 7") window to the front aspect, coved ceiling, fireplace with wood burning stove, radiators, wall light points, glazed double doors to the Sitting Room, arch through to Inner Hall

### Sitting Room

5.94m x 5.51m (19' 6" x 18' 1") window to the front aspect, square bay with windows to the side aspect, two radiators, coved ceiling, wall light points, TV point, door to Inner Hall

### Inner Hall

shelved storage cupboard, coved ceiling, radiator, part glazed door to the Conservatory

### Family Room or Bedroom Five

3.66m x 3.10m (12' 0" x 10' 2") window to the rear aspect, radiator, coved ceiling

### Shower Room

fully tiled shower, pedestal wash basin, frosted window, radiator, coved ceiling

### W.C

close coupled W.C, wash hand basin, frosted window, radiator

### Office or Hobby Room

3.10m x 3.05m (10' 2" x 10' 0") Camray oil fired boiler, window to the side aspect, French doors to the Rear Garden, coved ceiling

### Conservatory

4.32m x 3.58m (14' 2" x 11' 9") PVCu double glazed windows and door to the rear garden, tiled floor, space and plumbing for washing machine and tumble dryer

### First Floor Landing

window to the rear aspect, radiator, airing cupboard with hot water cylinder and shelved linen storage, programmer for central heating and hot water

### Principle Bedroom

4.80m x 4.24m (15' 9" x 13' 11") windows to the rear and side aspect, radiator, walk-in wardrobe

### Bedroom Two

4.78m x 3.63m (15' 8" x 11' 11") windows to the front and side aspect, coved ceiling, radiator

### Bedroom Three

4.44m x 2.57m (14' 7" x 8' 5") windows to the front, side and rear aspect, radiator, loft access

### Bedroom Four

3.63m x 2.90m (11' 11" x 9' 6") window to the front aspect, radiator, fitted wardrobes

### Bathroom

bath with tiled surround, close coupled W.C, pedestal wash basin, radiator, frosted window

### Gardens

approximately 1.25 acres of garden, laid mainly to lawn with mature hedgerow, a variety of trees and well stocked herbaceous borders. Ample off road parking and separate gated vehicular access to the Barn and Greenhouses.

