

ARTISTRY
PROPERTY AGENTS

Risdene, Templars Way

Sharnbrook, Bedfordshire MK44 1PY



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Special Family Home, With Annex, Stables and over Five Acres of Paddocks and Gardens

The Arts and Crafts influence is unmistakable in this fine-looking family home. One of its five bedrooms meets the self-contained annexe above the vehicular access to the stables, the manège and the paddocks. Set well back from the lane along a gated, gravelled drive, and surrounded by its grounds and gardens, both formal and informal, Risden has been owned by just two families since it was built in 1910. This is the first opportunity in over four decades to own this super home in the prime, North Bedfordshire, riverside village of Sharnbrook.

Sharnbrook is within easy access of major road routes and only 8 miles from the County town, its world-renowned Harpur Trust private schools and fast trains to London and elsewhere. Rushden Lakes shopping and leisure complex is about 15 minutes in the other direction. Yet the village has so many facilities of its own, being home to Colworth Science Park and its 9-hole golf course, and to the Paula Radcliffe Community Sports Centre and gym, playing fields and tennis club. The village has its own surgery, schools for all ages from nursery to sixth form, scout group, pub, Co-op, farm shop, coffee shop and deli., newsagent and other independent shops, not to mention the Mill Theatre and a village hall hosting all manner of events and societies for the friendly community.

Follow a footpath directly from your land towards the glorious, Norman Church of St Peter, which you can see in the distance, and into the heart of the village. Or wander down the lane and along another trail to nature reserves, fields and meadows, the meandering River Great Ouse and one of the superb, circular walks through the beautiful, surrounding countryside. A wonderful home in a delightfully peaceful spot!



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AT A GLANCE

6 double bedrooms in total (including one in annexe):

- Main bedroom, with adjoining shower room
- Visitor's bedroom, adjoining bathroom which, in turn also has access from landing / 3rd bedroom, with adjoining shower room / Two top floor bedrooms, one with attached attic room (many possible uses)
- Family bathroom, adjoins visitor's bedroom (as above) and landing (Jack & Jill-style)
- Kitchen/Breakfast room, with Double bowl Butler sink and Neff integrated dishwasher in island, bin system, Belling elec. range cooker and canopy hood
- Utility room, with double bowl, single drainer stainless steel sink, space for w/m, t/d, and f/f / Cloakroom off back hall
- Dining room, with fireplace (chimney would need lining to use)
- Sitting room, with woodburning stove, and separate Snug (Both off inner hall)
- Open porch and Hall, with understairs cupboard
- Landings, with various built-in cupboards
- Boiler room, with oil-fired boiler / tank in barn / Double glazing / Security system
- **Annexe**, with kitchen, sitting/dining/study room, bedroom and shower room / oil-fired boiler
- 4 Stables and barns / Manège (requires attention) / Wooden workshop / Greenhouse (needs repairing)
- 5.2 acres including: Gardens, with pond / Open summerhouse (stone columns with old clay tiled roof) adjacent to former tennis court / Paddocks

FURTHER FACTS & FIGURES

- Superfast fibre internet connectivity / Council tax band: G (Annexe: A) / **EPC rating: TBC** (Annexe: D)
- Bedford: 8 miles – Harpur Trust private schools / fast trains to London: 39 minutes
- Village has schools for all ages / Co-op / Newsagent / Surgery / Deli and coffee shop / Mill Theatre / Pub / Restaurant / Farm shop / Scout Hut / Paula Radcliffe Community Sports Centre / Playing fields

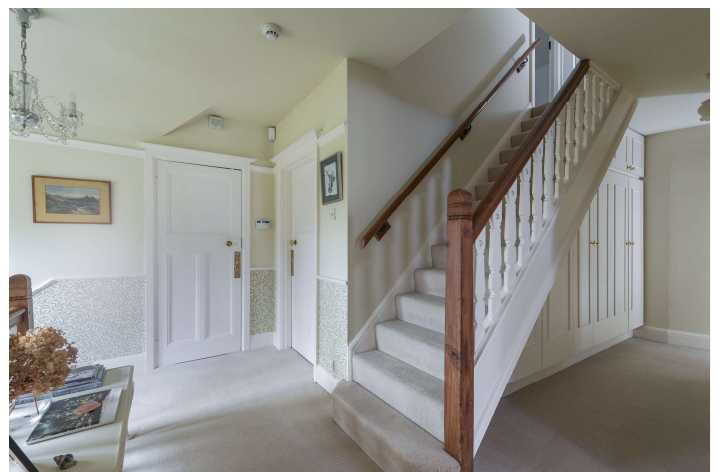


Take a moment to admire the asymmetrical design of Risdene, its varying rooflines, the mixture of materials and textures, the simple yet bold shapes, which are reflected inside too, with arched recesses and beautiful bays that take full advantage of both the gardens and the glorious countryside beyond. The 19th century designer William Morris, who was associated with the Arts & Crafts movement, famously said, "Have nothing in your house which you do not know to be useful or believe to be beautiful". Step through the open porch, with its timber supports, into the oak-floored hall and the unassuming beauty of the house is immediately apparent.

Complete with William Morris-style willow wallpaper beneath the dado rail, and distinctive, round window above the quarter landing, the staircase, with its lovely stair runner, is a case in point. So too are the original doors and their furniture, and the fireplaces, not least the one in the peaceful sitting room. The Arts & Crafts movement was not about ostentation, it was concerned with construction, design and quality. It was also about homeliness, a quality Risdene has in abundance.

All these principles have been considered in the lovely kitchen, with its bespoke, Shaker-style, in-frame painted furniture, lovely dresser, island with butler sink, and the space for family breakfasts in the bay – or, in summertime, throw open the French doors and sit out on the terrace. Moreover, you have a utility room that is larger than some kitchens.

Picture rails, tall ceilings and plenty of natural light, all add to the feeling of space throughout the house. The dining room opens to the snug, providing flexibility for entertaining. Yet even the larger rooms, which include the lovely bedrooms, never lose their homely feel.







Rear paddock (owners also have vehicular right of access from Park Lane)



Annexe bedroom



Annexe sitting room



Annexe kitchen

Each bedroom is different. Each is delightful, not least the main bedroom, with its original oak floor, its painted wood surround to the bed, its wonderful outlook from the lovely window seat, and its spacious bathroom.

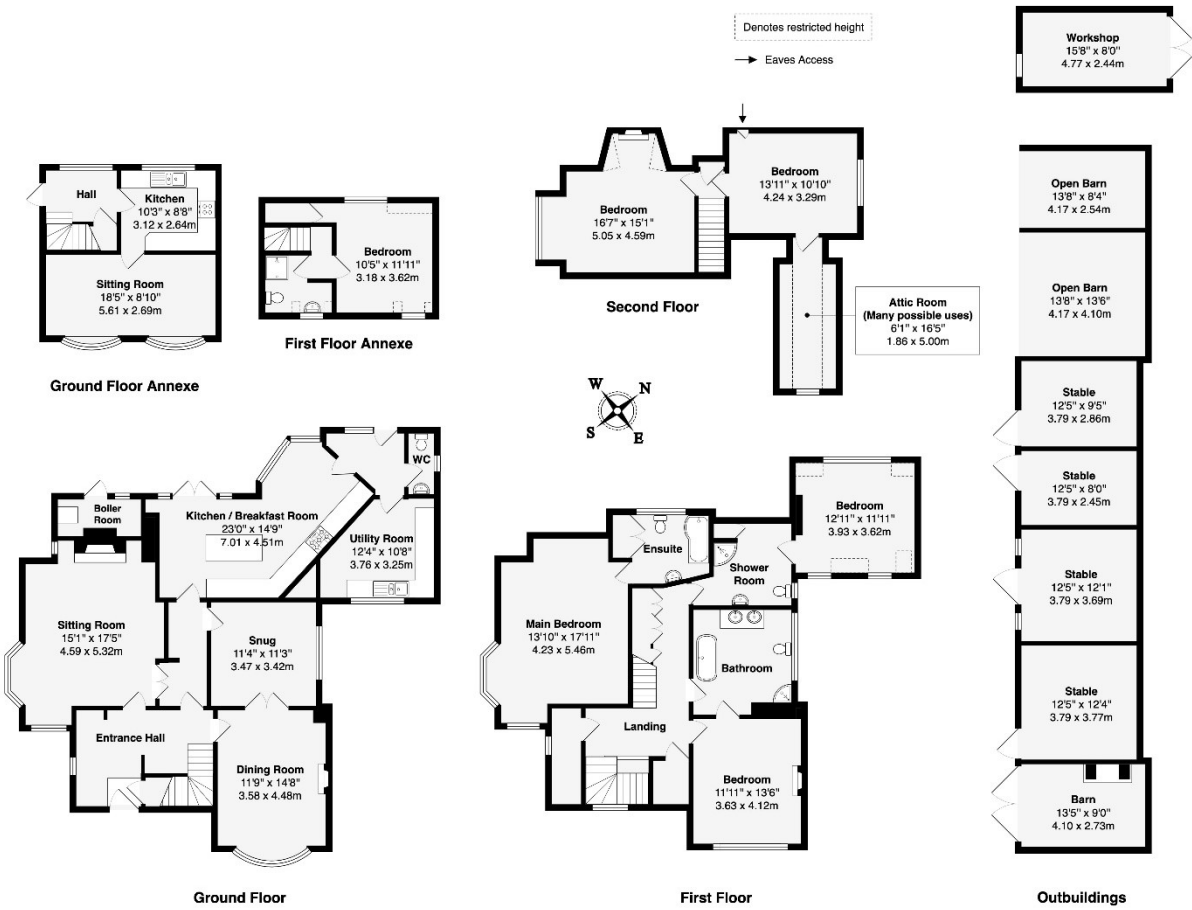
Many people say they'd love to have a comfortable chair in their bathroom as well. Few have room. You do in the bathrooms here. In the stylish main bathroom, accessed, Jack & Jill-style from both the visitor's bedroom and the landing, you also have a beautiful freestanding bath and his & hers vanity unit.

Younger members of the family will find it difficult to choose between the remaining bedrooms, all of which are full of character. Spanning the access to the gravelled stable yard, one looks over both the front garden and the back of the house and has its own shower room. The other two are on the top floor, one with fabulous views over the gardens and countryside and one with an attached attic room – a study or den, perhaps. Exciting teenage quarters.

It's a fortunate family that becomes only the third to live at Risdene. With stables, manège and paddocks, it's an equestrian dream. But it's a dream even without horses. With formal and informal lawns and gardens, there's something for everyone, from the budding footballer to the horticultural expert. Sit on the old stone bench and enjoy the spring flowering bulbs bursting through the lawn, pretty flower beds, and wisteria, clematis and roses clambering the walls of the house.

Birdsong fills the air from old oak, lime and beech trees, which watch over many recently planted saplings, including magnolias, cherry plum and silver birch. Children can lose themselves in the grounds, cool off in the pond come summertime, even play tennis if you decide to restore the court in front of the old summerhouse. There's nowhere quite like Risdene for summer garden parties and you have plenty of marquee space for major events. You can even earn an income from the annexe if you wish. But above all, Risdene is a truly special family home.

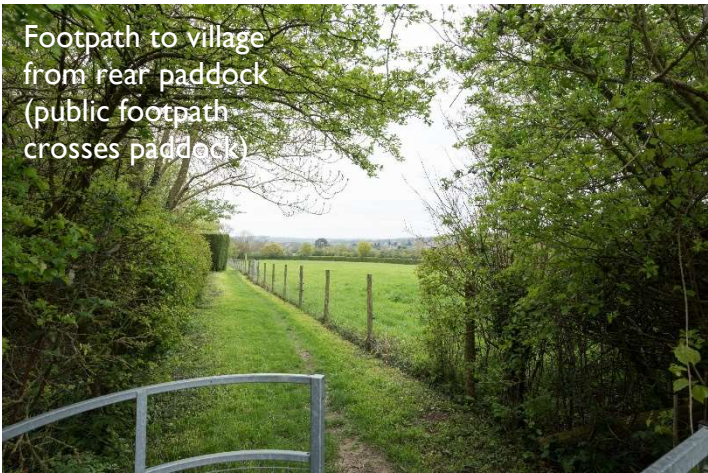




Area of main house: 2913 ft² ... 270.5 m²
Area of annexe: 552 ft² ... 51.2 m²
Area of outbuildings: 1107 ft² ... 102.8m²
Total area: 4572 ft² ... 424.5 m²

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.





Footpath to village
from rear paddock
(public footpath
crosses paddock)



RISDENE
TEMPLARS WAY, SHARNBROOK, MK44 1PY



Agent note: the seller will insert a fair uplift clause to apply in the event of you building a separate property on this land.

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

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