

# Hill Cottage, Village Road

Bromham, Bedfordshire MK43 8LL



PERFECTLY  
CONNECTING  
PEOPLE AND  
PROPERTY











## Extended and Refurbished, a Superb Stone Family Home, In a Village with Every Facility

An impressive, detached and beautifully finished, 4-double bedroom, stone and clay-tiled home of some 2900 square feet, which started life as cottages for 19<sup>th</sup> century estate workers. Set well back from a sought-after street in the historic North Bedfordshire riverside village of Bromham, with gravelled driveway parking for numerous cars through 5-bar wooden gates, with lovely, surrounding gardens and with every facility on the doorstep, Hill Cottage is a dream home for many a family.

While only a couple of minutes from the main road to Bedford, allowing speedy access to the world-renowned Harpur Trust schools and fast trains to London, and to main routes to Cambridge and Milton Keynes, it seems a world away as you turn into the driveway of your new home. It's low stone wall retains well-stocked beds of pretty spring flowers and young Magnolia, Whitebeam, Lilac, Mountain Ash and Weeping silver birch trees, that you will have the joy of seeing develop along with your family.

And there's so much here for families, not least wonderful countryside walks. Not many villages have their own library. Bromham does, along with pre and primary schools a few hundred yards from your front door, and the catchment secondaries of Lincroft Academy or Biddenham International School just a cycle ride away. The village is also home to a Scout and Guide Activity Centre, Co-op supermarket, surgery and pharmacy.

Wander to the 13<sup>th</sup> century Church of St Owen 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 for the friendly community. The Prince of Wales is another popular pub here.

Hill Cottage is now ready to welcome its first new family for a couple of decades, with everything having been tastefully and stylishly updated. You can just move in and enjoy it.







# Hill Cottage, 37 Village Road

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## AT A GLANCE – 4 double bedrooms – as follows:

- Main bedroom suite, with shower room and dressing area / Further Double bedroom – with both bedrooms leading to: Dressing room, with 2 banks of fitted wardrobes
- Guest bedroom, with built-in double wardrobes and old fireplace / Further double bedroom
- Galleried Landing, with Airing Cupboard / Bathroom – twin bowls / bath, with shower over
- Open-plan Kitchen/Breakfast/Sitting/Garden room, with Island – Appliances: Undermounted Grohe bowl and drainer grooves / 2 Neff built-in, self-cleaning ovens, with hide & slide doors / Neff built-in electronic microwave / Neff induction hob, with flexi-zone, and canopy hood; Siemens integrated refrigerator; AEG integrated freezer; 600mm wine cooler / Sitting room area, with log-burning stove / Garden room area, with ceiling lantern and bifold doors to terrace
- Multipurpose Boot room/Utility/Office, with Undermounted sink and ISE Hot tap; integrated freezer; integrated washing machine / Coat and shoe area
- Dining room, with window seat and recessed cupboard – chimney could be lined for fireplace stove
- Snug, with recessed display cabinet and chimney that could be lined for fireplace stove
- Entrance hall, with multifuel stove and built-in glasses cupboard above terracotta wine rack / Cloakroom
- Mains gas central heating to designer radiators / Centerstore, Unvented, Indirect hot water system / Full Double glazing / Security system, with Ring doorbell
- Front, Back and Side Gardens, with Yorkstone and Sandstone terraces / Shed / Driveway parking for at least 6 cars

## FURTHER FACTS & FIGURES

- BT Superfast fibre broadband, with Full fibre planned / Council tax band: G / EPC rating: D
- Bedford Railway Station: 2.7 miles – fast trains to London: 39 minutes
- School catchment: Lincroft Academy or Biddenham International College and Sixth form: 2 miles
- In village: 2 pubs, Co-op, Primary & Pre Schools, Surgery, Pharmacy, Mill coffee shop, Petrol Station



Take a moment to admire the care and attention to detail that has been taken in joining two cottages and then doubling their size, to leave a lovely-looking, stone and clay-tiled home that's lost none of its character, nor the original cottages' six magnificent chimneys.

Step onto the beautiful, recently laid, solid oak parquet floor of an entrance hall that is a lovely room in itself, with its superb stove providing a wonderful winter welcome, and you immediately realise that Hill Cottage has been lovingly and tastefully adapted and cared for inside, too.

Immaculately finished with oodles of space, height and natural light, your new home effortlessly combines the old and the new, the galleried landing zigzagging between east and west wings, with stylish bathrooms and two double bedrooms in each.

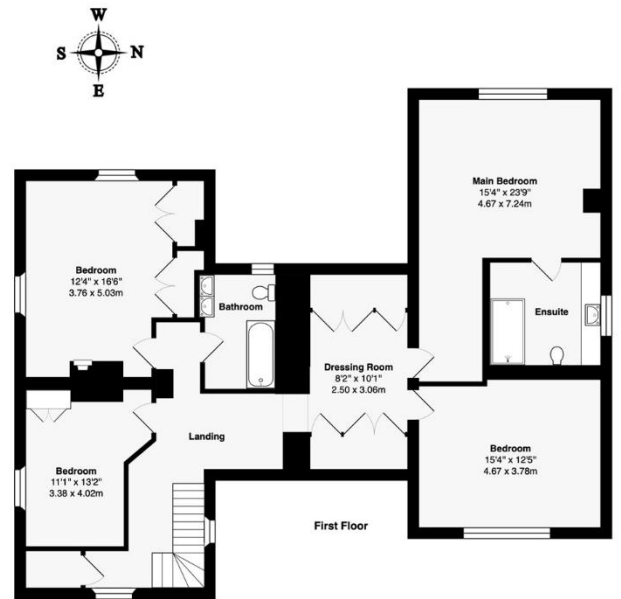
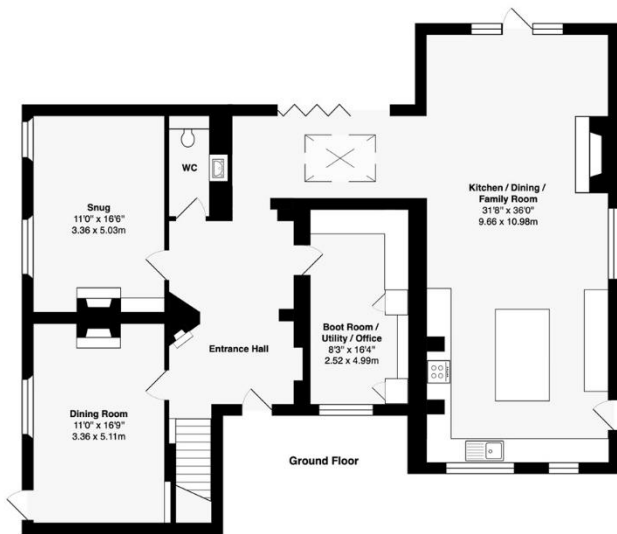
Just as you think there can be no beating the 19<sup>th</sup> century character on one side, you find wonderful vaulted-ceilinged bedrooms on the other, not least your main bedroom suite, with its shower room, complete with Villeroy & Boch bowl on a bespoke, oak washstand, oozing understated style.

A former kitchen has become a super multipurpose room complete with hot tap for that coffee when you're at your desk. The lovely dining room, with its handmade clay floor tiles opens to an area to eat outside, too. A peaceful snug in the old part of the house adds to your sitting room in the new hub of the home, where the woodburner throws out winter warmth, and where you have so much space for family, and friends, to come together.

Prepare meals in self-cleaning ovens and other high-end appliances housed in stylish, quartz-topped, Italian furniture. Perch at the island for breakfast, where dinner guests can mill around chatting to the cook, bottle plucked from the wine cooler for that obligatory aperitif.

With a garden room linking the old and the new, where, from his chair, the current canine companion surveys the comings and goings above and around him. Doors fold open to a garden filled with herbs, roses and other scented flowers surrounding children at play on the lawns. Beautiful wisteria wends its way across the old cottage walls. And you can relax on both Sandstone and York stone terraces to enjoy it all – a delightful garden for a superb family home.





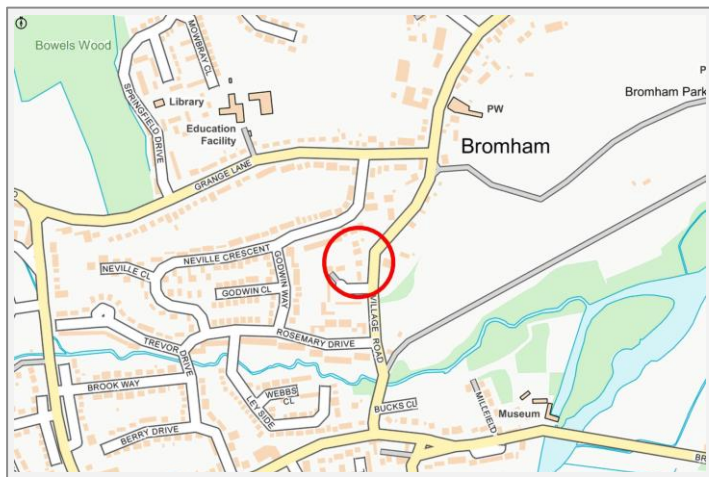
**Total Area: 2863 ft2 ... 266 m2**

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



## Hill Cottage, 37 Village Road Bromham, Bedfordshire MK43 8LL



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](mailto:info@artistryproperty.co.uk)

[www.artistryproperty.co.uk](http://www.artistryproperty.co.uk)