

# Polam House, 45 Chaucer Road

Bedford, MK40 2AL



PERFECTLY  
CONNECTING  
PEOPLE AND  
PROPERTY







## Beautiful Victorian Family Home in Popular Poets Area

It's little wonder that it's the first opportunity since the turn of the millennium to own Polam House, a superb seven-bedroom, semi-detached home in one of the sought-after, tree-lined roads of Bedford's conservation area. With oodles of space inside, a lovely private space for relaxing outside, off-road parking, and everything within walking distance, generations of families have been raised here from cradle to empty nest.

Starting life in 1886 standing alone with its neighbour, Polam House has since been joined by an eclectic mix of substantial properties within a vibrant and interesting area. It has had a rich history, being built for a Boer War British Army captain, before becoming the original Polam School at the home of its wonderfully named founder, Miss Crump.

Within strolling distance of the railway station, with its fast trains to London and elsewhere, everything from shops, supermarkets, restaurants, gyms, and sports clubs, not to mention the world-renowned Harpur Trust private schools and the outstanding Priory Primary and Bedford Free Schools, are all within a mile; surgery, dentist and opticians are yards away. One of the finest river embankments in the Country competes for weekend walkers and nature lovers with beautiful parks and nearby countryside second to none. Not for nothing was Bedford named in the Sunday Times Best Places to Live Guide.



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## AT A GLANCE

- Main bedroom on first floor
- Further six bedrooms over two floors, one currently used as an office, one as a playroom/nursery
- Family bathroom on 1<sup>st</sup> floor, with his & hers basins and superb restored French freestanding bath / Separate loo
- Shower room on top floor
- Laundry room on 1st floor
- Kitchen, with Shaker-style painted furniture and Belfast sink. Space for American-style fridge/freezer. Exposed brick chimney stack centrepiece, with range cooker to one side, log store and dining area to the other.
- Garden room, open to kitchen
- Sitting room
- Snug/Family room
- Hall, with cloakroom area and separate loo
- Cellar
- Gardens front and back, with side area for bin storage etc / Garden shed
- Driveway parking
- Mains gas central heating: new boiler / new unvented indirect hot water system
- Council tax band: G / EPC rating: tbc

## FURTHER FACTS & FIGURES

- Ultrafast fibre 250 internet connectivity – BT's best
- Bedford Railway Station: approx. 0.5 miles – fast trains to London: 38 mins
- Good road links to M1 and A1
- Bedford Free School: approx..1 mile / Priory Primary School: 0.5 miles
- Supermarket: approx. 0.5 miles



Don't be distracted by the exotic Callistemon taking centre stage in the lovely little front garden, to miss quite how beautiful the house is. Designed by Basil Champneys, the great architect renowned particularly for educational buildings the Country over, the same Gothic Revival detail he used at Bedford High School for Girls can be seen here – finials, hood moulds and decorative panels setting off the lovely red brick walls.

The beautiful, tiled path leads you through the distinctive porch, with its coloured glass doorway, into the gorgeous Victorian tiled hall, the striking staircase rising before you, its stair runner and rods perfectly in-keeping. Wander through original doors from room to lovely room, with their high ceilings, original tall skirting, cornicing, mouldings and picture rails, from wonderful wooden floors to beautiful chequered red and black quarry tiles, and you realise that this is a home in which the largest of families will not get under each other's feet. And it's a home full of light, flooding through tall sliding sash windows, and even through the artfully positioned landing skylight.

Have you ever seen a house with so many original cast-iron fireplaces, some with pretty, tiled inserts, others, as in the snug, with breathtakingly beautiful marble surrounds? Imagine roaring open log fires in winter. Think of that party in warmer times, French doors flung open from the garden room, bifold doors folding back to extend the kitchen outside to an area watched over by the fabulous fig tree. Family and friends will love to gather in the peaceful, private area at the end of the Victorian walled garden, where there's space for a hot tub, surrounded by pretty clematis climbers and butterfly and bee-friendly flower beds, and shielded by magnificent architectural shrubs.

With bedrooms full of character, each with lovely outlook, and with a bathroom to die for, don't be surprised if friends find an excuse to stay. This is a home that is at once one to be proud of when entertaining and one that suits boisterous children - an all-round great family home.





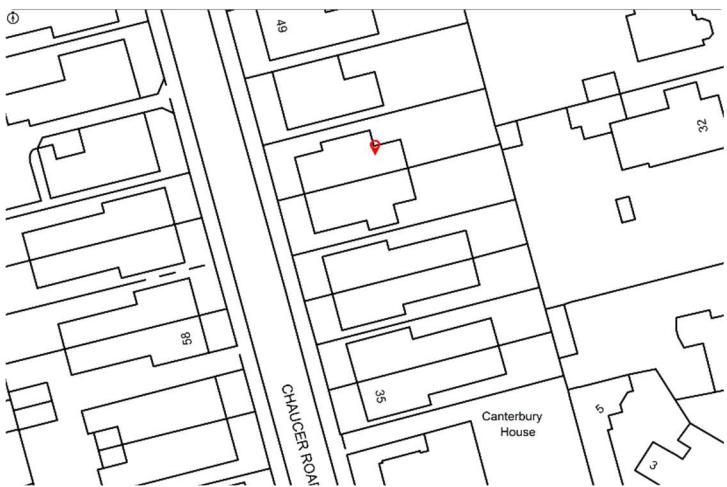
**Total Area: 3188 ft<sup>2</sup> ... 296.2 m<sup>2</sup>**

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



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

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