

60 Village Road

Bromham, Bedfordshire, MK43 8LJ



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Highly Energy Efficient, Modern Family Home in Popular Riverside Village

An individually designed, modern, 4-double bedroom home, built with attractive, contrasting brick, render and slate, and with fabulous open-plan living space, as well as a separate sitting room and study. Opposite beautiful horse chestnut trees on the village green, the other side of one of the best streets in the riverside village of Bromham, your new home is set back behind photinia-lined parking space for several cars, with a southwest-facing garden at the back that will appeal as much to the active child as to the green-fingered creative. Yet it's also a stone's throw from the playing fields, and many other facilities of this family-friendly village.

Hidden away, a couple of hundred yards from your front door, is a village store, along with surgery, pharmacy and takeaway. A few hundred yards further on is the Scout and Guide Activity Centre. The little primary school, as well as the Almonds Pre-School is just a short stroll away, as is the village hall.

Wander a hundred yards along Village Road and turn into parkland, where you'll find the 13th century Church of St Owen. Cross the beautiful parkland to the Georgian Swan Inn or, 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 coffee and cake, and where all kinds of events are put on by the friendly community.

All this on your doorstep, just a cycle ride away from Lincroft Academy and only a little over 3 miles to the County Town, its world-renowned Harpur Trust private schools and its fast trains to London in 40 minutes. Every facility and amenity nearby yet surrounded by beautiful walking country for you and your dog. Bromham was included in a cluster of North Bedfordshire villages recently dubbed in national newspapers "the new Cotswolds". A super lifestyle awaits.



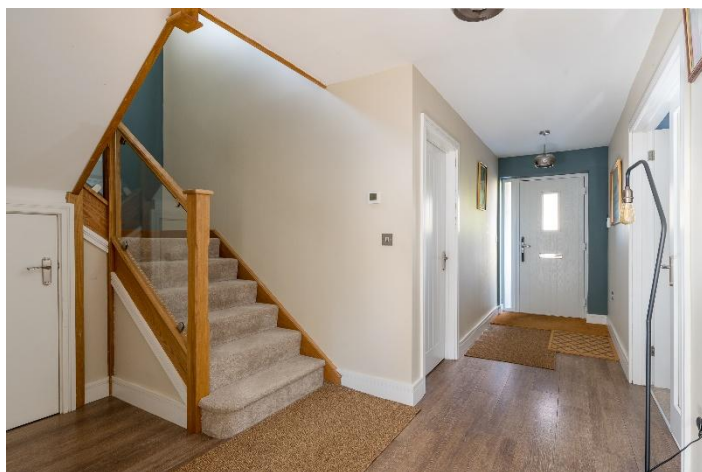
60 Village Road

Bromham, Bedfordshire, MK43 8LJ

AT A GLANCE

4 bedrooms, 3 bathrooms – as follows:

- Main bedroom, with built-in wardrobes and adjoining shower room / 3 further double bedrooms (with fitted or built-in wardrobes), two of which share a Jack and Jill shower room, with electric ceiling window
- Family bathroom, with bath and separate shower
- Kitchen/Dining/Family room – Undermounted stainless steel bowls / 4 Neff ovens, including steam and combi ovens / Elica Induction hob, with integral downdraft extractor / Neff integrated dishwasher / Integrated fridge/freezer / Wine cooler / Water softener
- Utility room, with sink and space for washer/dryer
- Sitting room, with fitted cupboards and shelves
- Study, with fitted cupboards and shelves
- Hall, with cloakroom, understairs cupboard and coat/shoe cupboard
- Landing with airing cupboard and access to roof space (ladder and light) – further ladder access to roof space from bedroom
- Mains gas central heating (HRE Intergas boiler) / Underfloor heating downstairs / Joule indirect hot water system / High performance windows
- Alarm system / Ring doorbell / Bedroom television points
- Driveway parking for several cars, with outside electric suitable for charging car overnight
- Front borders and southwest-facing back garden, with shed, and fenced and gated area for bins etc. – outside tap and two further outside electric points



FURTHER FACTS & FIGURES

- Full fibre broadband planned for 2026 (Fibre 2 currently) / Council tax band: D / EPC rating: B
- Bedford Railway Station: 3.5 miles – fast trains to London: 40 minutes
- School catchment: Lincroft: 1.8 miles, or Biddenham: 2.8 miles / Harpur Trust private schools in Bedford
- Co-op, Primary School, Surgery, Pharmacy, 2 pubs – all within village / Playing fields just across the road



Three tall, narrow, high-performance windows set into the red brick alongside the single oak post of the open porch, add to the distinctive look of your new home, and allow natural light to pour into your lovely sitting room, filtered as in the rest of the house through their wooden shutters. The bank of bespoke, fitted furniture of the sitting room has been repeated in your study. Or do you have other uses for this room? It's your choice.

As soon as you step onto the Karndean wood floor of the spacious entrance hall, with teasing glimpses through framed glass doors of the living rooms, the feeling of space and light is palpable. The stylish, oak and glass staircase leads to the galleried landing and your four double bedrooms, with the rooflines that add so much to the outside design, ensuring that your upstairs rooms are full of unexpected character.

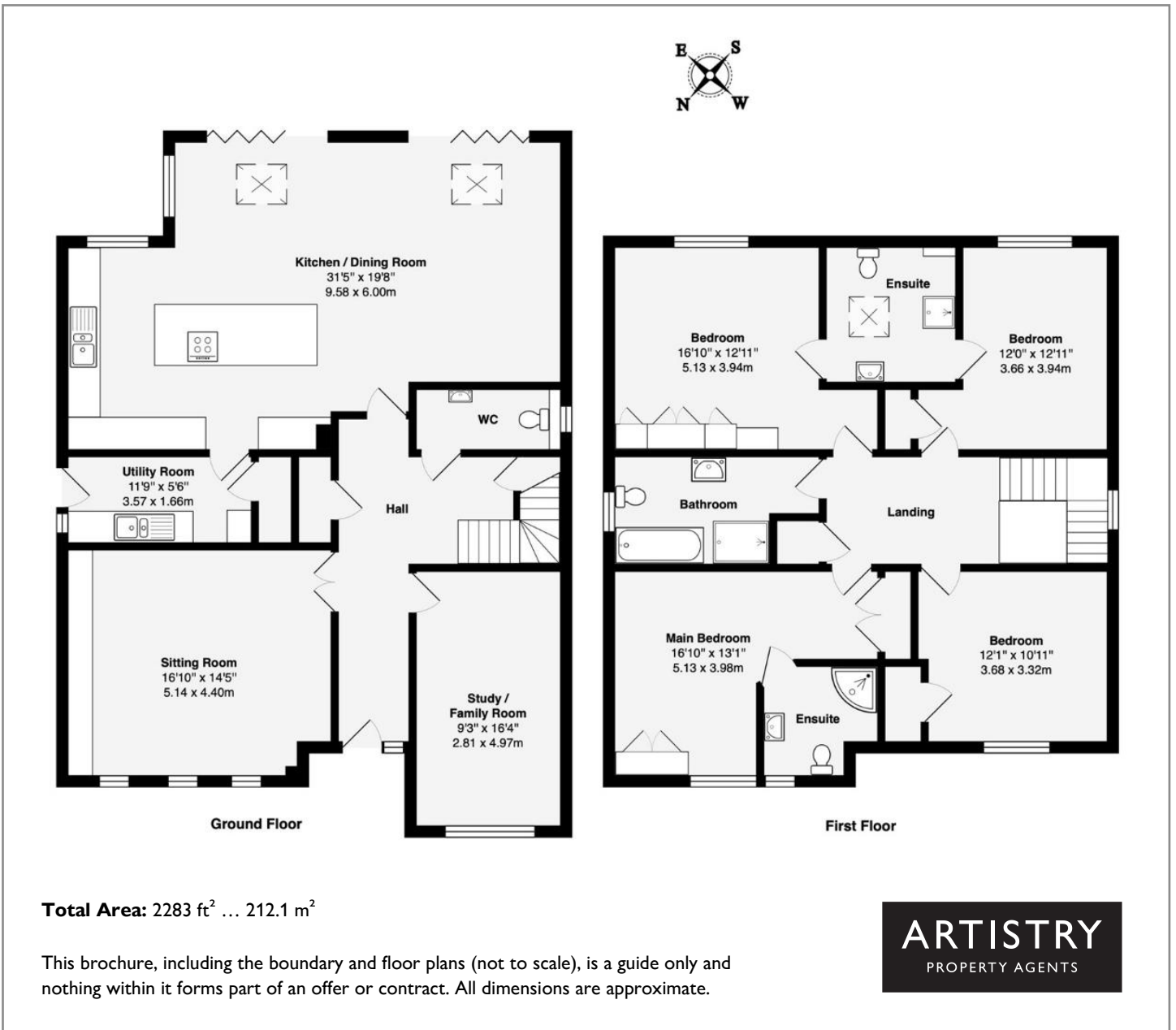
Versatility and style continue upstairs too, not least in bathrooms which include a Jack & Jill shower room which can be used by the family when it's not reserved for overnight guests.

Moreover, the open-plan living space is both the hub of family life and made for entertaining. Breakfast at the island and relax with coffee on the sofa, bathed in natural light from above. Prepare meals in top-of-the-range Neff appliances, including both steam and combi ovens, housed in contemporary furniture topped by beautiful quartz, steam disappearing downwards from the induction hob, bottles plucked from the wine cooler for those lively dinner parties.

And not one but two sets of bifold doors extend this fabulous space out onto the terrace for those summer parties, and to eat al fresco beneath a pergola that's awaiting your choice of clematis, vine or wisteria.

Surrounded by young trees that will add to privacy as they mature, your garden, as well as providing the lawn for children to play, acts as an almost blank canvas to bring a keen gardener's ideas to life in the southwest sunshine. So much to look forward to in your new home.







60 Village Road
Bromham, Bedfordshire, MK43 8LJ



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

www.artistryproperty.co.uk