

Aurelia House

Riseley Road, Keysoe, Bedfordshire, MK44 2HS



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Detached Country Cottage with Super Garden Backing onto Fields, Wonderful Views, and All Manner of Possibilities for Enhancing Value

Less than 50-years-old but blending perfectly into its historic rural environment in the Bedfordshire village of Keysoe, the 3-bedroom Aurelia House, standing on a third of an acre plot, could be made larger without detracting from its lovely garden and gorgeous surroundings. Moreover, its summerhouse has served as an office, and its garage, standing alongside the front garden and driveway, is hinting that it too could be something more.

Surrounded by beautiful countryside, it feels like Keysoe, with its gorgeous old houses including a chapel associated with John Bunyan, is miles away from anywhere, with the peace and quiet that goes with it. Indeed, Brook End, the part of the village in which Aurelia House stands, is classed as 'Open Countryside', thus seeing no new development that is not agricultural related or, as with your new home, a replacement for existing buildings.

Yet the village not only has its own highly thought of primary school and thriving hall that hosts all kinds of events, including bar nights and annual show, it's home to Keysoe International, a renowned equestrian centre, where there's also a café and champagne bar. Just a short cycle ride away is Riseley, with its general stores, newsagent and Fox & Hounds Pub & Grill. The golf course at Colmworth and the Plough at Bolnhurst are just minutes down the lane.

10 miles equidistant of the railway stations at St Neots and the County town of Bedford, with their fast trains to London, Keysoe is also just 4 miles from the highly rated Kimbolton private school and 7.5 miles from the catchment secondary school at Sharnbrook.

How lovely to wander across the fields to the Church of St Mary the Virgin (read all about the 'Keysoe Miracle' inscribed on the west face of the tower). How lovely too for your dog to be able to take you on an extensive network of bridleways and footpaths that surrounds your home. What a joy to live in such an environment.



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AT A GLANCE

- Main bedroom, with built-in wardrobe and adjoining Shower room
- 2 further double bedrooms, both with built-in wardrobes
- Bathroom, recently refitted with power shower and hand-held shower above bath (with glass screen)
- Kitchen/Breakfast room, with Britannia electric range cooker, Neff stainless-steel chimney hood, Blomberg integrated dishwasher – Working kitchen area is in garden room (Fully double glazed with Pilkington K energy glass, including roof with vents and blinds)
- Dining room
- Utility room, with spaces for fridge and freezer, washer and dryer
- Study, with bamboo floor
- Sitting room, with Norwegian Jotul wood-burning stove
- Open porch and Hall, with Cloakroom and understairs cupboard
- Landing, with airing cupboard and access to fully boarded roof space (with ladder, lights)
- Oil-fired central heating (Worcester boiler)
- **Garage** (with scope for more) and separate open log store / 5-bar wooden gate and driveway parking
- **Front garden areas**, with tap and gates to back on both sides / **Back Garden**, with canopy on aluminium frame, **Summerhouse/Office** (with power and light), greenhouse (with power), veg. beds, compost area, fruit trees, 2 sheds (one with power) and tap.

FURTHER FACTS & FIGURES

- BT superfast fibre 2 internet connectivity / Council tax band: E / EPC rating: D
- Bedford and St Neots Railway Stations: 10 miles – fast trains to London from 39 minutes
- Schools: Kymbrook Primary in village / Sharnbrook Academy: 7 Miles / Private: Kimbolton: 4 miles
- The Plough at Bolnhurst: 3 miles / Riseley: General Stores and Fox & Hounds: 2.5 miles



Whether working from home (in the bamboo-floored study, or the Dutch, timbered summerhouse) or coming home following a long day at the office or at school, it's impossible not to feel a sense of well-being at the sight of fields of gold across the quiet country lane at the front, and beyond the garden at the back.

And to fling open the bedroom curtains in the morning to such wonderful countryside views is guaranteed to put a spring in the step to start the day. Tuck into bacon and eggs straight from the Britannia range in a kitchen that is, unusually, also a garden room, with glass roof, French doors to the terrace and large windows for a delightful view of the woodpecker, finches and long-tailed tits pecking at their breakfast outside.

The super sitting room – with two distinct spaces, one a quiet reading area, perhaps – also opens to the terrace in summertime; yet after that long winter walk, the superb, woodburning stove in the reclaimed brick fireplace (with sliding door for an open fire) is waiting with logs ablaze to welcome you and your dog home.

What makes Aurelia House even more exciting is the scope to do something special. As well as ideas for the garage, you might consider building upwards above the kitchen, study and part of the sitting room, which have been designed with foundations to allow a second storey, possibly for two additional bedrooms.

Whatever you do to put your stamp on Aurelia House, you can look forward to spending many happy hours in your lovely, private, south-facing, outdoor space. Relax on the terrace or the old-brick seating area to the side of the large, circular lawn bordered by beautiful roses and other sweet-scented shrubs. Sunshine filters through silver birch leaves shimmering aside an arbour bedecked with golden hops, clematis and clambering roses. Through 5-bar wooden gates, pick your own plums, pears and apples from a century-old orchard. Gaze over the fields to the glorious church atop the hill.

For the first time in over a quarter of a century, you can look forward to being only the third family to live, entertain, work and play in this safe and peaceful place.





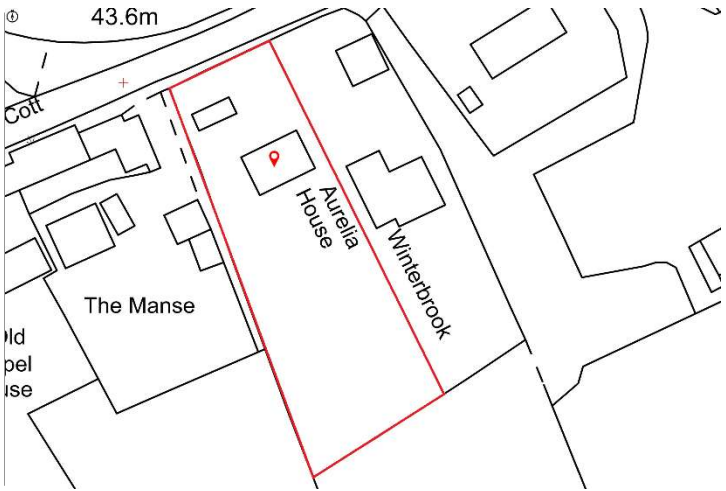
Approximate Area: 1289 ft² ... 119.7 m² (excluding garage, log store, garden room)
Approximate Area of Garage: 148 ft² ... 13.7 m²
Total Approximate Area: 1430 ft² ... 132.8 m² (excluding log store, garden room)

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.



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

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