

ARTISTRY
PROPERTY AGENTS

25 Beverley Crescent

Bedford, MK40 4BX



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







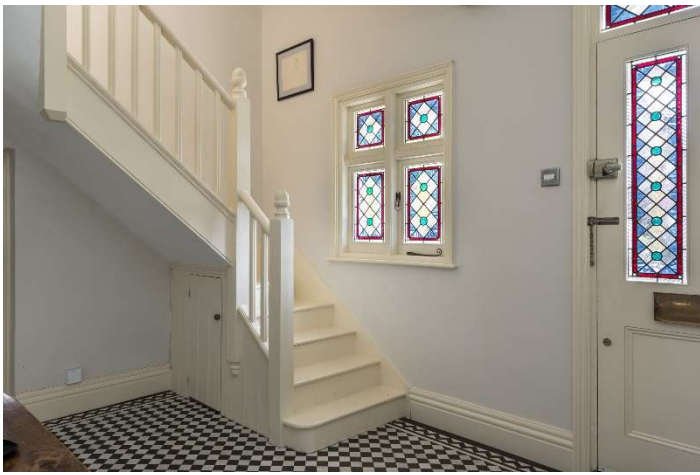
Fine Edwardian Family Home with Walled Garden and Rare Revolving Summerhouse

A beautiful, unlisted, five-bedroom detached house with driveway parking, garage and walled garden, in a wonderful Edwardian crescent in the historic market town of Bedford, is many a person's dream. But it also comes with a summerhouse that is one of a dwindling number of originals to have survived of the type which has proved inspirational for numerous artists and writers. It's little wonder that this is the first opportunity in nigh on a quarter of a century to make this lovely home your own.

Take a moment to admire the street's architecture and spot the subtle differences in the houses, not least in the gable and porch detail. It's noticeable how quiet and peaceful the Crescent feels. Not only doesn't it, by its very nature, attract through traffic, but there's no need to get behind the wheel to go to shops, supermarkets, schools, pubs, restaurants, theatres, music venues, surgery, gym and, importantly, the railway station.

The construction in the latter part of the 19th century of Bedford's railway station allowed more affluent areas, such as Beverley Crescent just a short stroll away, to develop and prosper given easy access to London. Once two additional tracks are laid on the other side of the line that passes the bottom of your garden, you will be able to quickly reach Oxford and Cambridge as well as the Capital (construction of these tracks will not directly affect Beverley Crescent).

You can also walk young children to their primary school, and older children can make their way by foot or bicycle to Biddenham, to the outstanding Bedford Free School, or to the world-renowned Harpur Trust private schools, all within a mile or so. As well as every amenity being on the doorstep, Bedford boasts beautiful parks and one of the finest river embankments in the Country. Not for nothing has Bedfordshire's County town been featured in the Sunday Times' best places to live guide.



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AT A GLANCE

5 double bedrooms as follows:

- First floor: Main bedroom, with fitted wardrobe / 2 further double bedrooms, one with fireplace, one currently used as an office
- Top floor: 2 double bedrooms, both with fireplaces, one with tall eaves storage that could be a walk-in wardrobe, one with basin
- Bathroom on first floor, with bath (and hand shower) and separate shower
- Walk-in airing cupboard and eaves storage off top floor landing / Main landing, with sitting area
- Kitchen/Breakfast room, with Bosch built-under oven, 5-burner gas hob, Smeg chimney hood, spaces for slimline dishwasher and fridge/freezer
- Utility room, with space for washing machine
- Dining room (currently used as snug/family room), with open fireplace
- Sitting room, with gas fire set into fireplace
- Hall, with cloakroom and understairs cupboard
- Gas-fired central heating / Partial double glazing
- Single garage/store, with driveway parking
- Open undercover area (for bins or other use), with outside tap, to side of driveway between double gates and garage
- Gardens front and back
- Revolving Edwardian summerhouse
- Council tax band: F / EPC rating: E

FURTHER FACTS & FIGURES

- Full fibre 900 internet connectivity (BT's best)
- Bedford Railway Station: 1050 yards – fast trains to London: 39 minutes
- Schools (All within walking distance) – **Catchment:** Livingstone or Westfield Primaries and Biddenham Secondary & 6th Form / **Private:** Harpur Trust schools for girls and boys / **Bedford Free School**



Butterflies and bees busy themselves amongst the hebes and sweet-scented lavender spilling over the low front wall. Winter-flowering clematis and summer roses scale a lovely porch where you can enjoy that early evening glass of wine watching glorious westerly sunsets.

Light dances through coloured glass onto the striking Edwardian black and white tiles that continue from the porch into a hall that, like the peaceful landing, is spacious enough to relax in. In the spirit of the age, floorboards have been restored and left exposed and many original characteristics remain, with staircase, sliding sash windows, skirting, picture rails, cornicing, architraves and doors all displaying that subtle Edwardian style. Top floor doors are fitted with later, but no less sought-after, Art Deco Bakelite handles.

Natural light pours through beautiful bays and French doors into gorgeous rooms, their space enhanced by tall ceilings. But just as you will no doubt put your stamp on your new home, it will be up to you how you use many of those rooms, such is their flexibility.

Waking up to the wonderful street scene is tempting, but so too must be creating a top floor main bedroom suite, where a maid's quarters might have been, with super views over the garden and beyond the railway line. Yet any teenager will, no doubt, have designs on this space too.

With a beautiful sitting room at the front of the house, complete with stylish gas fire, you can choose whether the room at the back reverts to a dining room or stays as a snug, with a log fire in winter and French doors that you can throw open to the garden in summer.

What a garden it is. Walled and wonderful, as much for the budding footballer as for the keen gardener; where you can relax or entertain, in sun or shade, with beautiful maple, and blossoming escallonia, lilac and plum trees. Where you can wash your muddy dog in the quarry-tiled, undercover space at the side, and, perhaps, build an outdoor office on the existing base at the bottom. And where that gorgeous summerhouse, with its cute, sliding windows and folding doors, can be turned to face the sun. Fabulous!





Approximate Area: 2085 ft² ... 193.7 m² (excluding garage, store, summerhouse)

Approximate Area of Garage, Store: 192 ft² ... 17.8 m²

Total Approximate Area: 2277 ft² ... 211.5 m² (excluding summerhouse)

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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