

**ARTISTRY**  
PROPERTY AGENTS

# Fox Cottage, Church Road

Wootton, Bedfordshire MK43 9HH



PERFECTLY  
CONNECTING  
PEOPLE AND  
PROPERTY











## Victorian Delight in Historic Village with Every Family Facility

A hugely attractive, 19<sup>th</sup> century, unlisted and restored, detached house, with at least six bedrooms, super games room and easily maintained, suntrap, walled garden. Garage, workshop and extensive parking space complete the picture of a superb family home.

Fox Cottage was built in 1858 and backs onto land owned by Wootton House, which has been at the centre of village life since the Monoux family purchased the Manor of Wootton in 1514, then intriguingly called the 'Manor of Bosoms'. The cottage was owned by the estate, its gardener living here at the time when there was a gate in the lovely, old brick wall that borders your garden, which led through to the orchard on the other side, now a haven for butterflies flitting amongst the buddleia that peeps over the wall.

There are many historic buildings in the village, including the early 14<sup>th</sup> century Church of St Mary, a few paces from Fox Cottage, and the Chequers Inn, one of four pubs within a short stroll of your new home, each offering something different. There are no less than four village stores too, a post office, surgery and chemist, as well as a Scout hut, Community Centre, Recreation Ground, and a Multi-user sports facility and skate park. All this and beautiful woodland and countryside walks for you and your dog too – not to mention Bedfordshire Golf Club just 4 miles along the country lanes.

Both Lower and Upper schools are in Wootton, the Middle School, as well as the highly thought of University and Technology Park, being just a 4-mile bus journey away in Cranfield. Once 3-tier becomes 2, both Primary and Secondary will likely be in Wootton.

The County town of Bedford, with its world-renowned Harpur Trust private schools and fast trains to London in under 40 minutes is just 6.5 miles away. The nearby A421 means you can reach the M1 and Milton Keynes in no time, while the A6 in the other direction takes you speedily to Luton Airport about 20 miles away. Travelling from Wootton is a breeze, but what a lovely home to come back to.







# Fox Cottage, 27 Church Road

Wootton, Bedfordshire MK43 9HH

## AT A GLANCE (6/7 bedrooms & 3/4 receptions)

- Main bedroom, with fitted and walk-in wardrobes, and Shower room
- Double bedroom, with Shower room at other end of house, plus at least 4 further bedrooms (including 2 singles) and another single bedroom/study/nursery that is currently used as an additional dressing room
- Bathroom/Wet room, with separate bath and shower
- Kitchen/Dining room, with 1.5 bowl and drainer sink, space for dishwasher, recycling, pull-out bin systems, Rangemaster electric/5-burner gas range cooker and space for table – open to:
- Sitting/coffee/television area, with fitted furniture – French doors to terrace
- Utility room (stable door to kitchen), with space for washer and dryer
- Snug, with double-sided woodburner
- Games room, with woodburner as above, fitted row of 6 cinema seats and bar area
- Study
- Cloakroom and Porch - space for coats and shoes – Separate side porch, with original front door
- Loft space, 1 low-pitched, with window, 1 with possible scope for more
- Gas-fired central heating – Ideal Logic combi boiler / Full double glazing / Security system
- Garden
- Garage and workshop, with power and light / Driveway parking for several cars

## FURTHER FACTS & FIGURES

- Ultrafast Full fibre 900 broadband availability (BT's best service) / Council tax band: E / EPC rating: C
- Bedford Railway Station: 6.5 miles – fast trains to London: 39 minutes
- School catchment: Upper and Lower Schools in village / Holywell Middle School, Cranfield: 4 miles
- In village: 4 Pubs, 4 Stores, Post Office, Surgery, Chemist / Golf Club: 4 miles





The Manor's gardener would be amazed at the space inside Fox Cottage. It's grown two or threefold since his day, yet the reclaimed brick and weatherboarding of the extensions perfectly complement the beautiful colours and markings of the original brick walls. And inside, you're never sure whether the part you're in is from the 19<sup>th</sup> or 21<sup>st</sup> century.

Yet one thing is certain. It's all just right for the modern family - plenty of natural light, space to come together and space to be apart. Step through open and closed porches into the kitchen, huge Yorkstone flags beneath your feet, beautiful oak beams above your head, and you instantly feel at home.

It's not just that there's so much space, it's versatile to fit your needs too. Everyone has their own bedroom, of course. Although expect competing claims for the one with its own staircase, shower room and vaulted ceiling. Ideal for guests, it must also be a teenage haven, in a wing that could even be a separate annexe, given the original front door is still in place to the side, complete with porch and huge iron key.

Today the lovely snug in that wing is separated from a super games room by a cosy, double-sided woodburner. What a place for entertaining, with huge sliding door to the terrace. Young children also have an exciting loft space, with window – if you don't get there first with boxes of Christmas decorations.

Yes, your new home has a great study and a utility as large as many a kitchen, but much has been lovingly spent on Fox Cottage over the last two decades to ensure it's a home that is all about family fun, in a style that is at once distinctive and traditional.

It comes together in the super bathroom come wet room, and in the hub of the home, with its painted, solid wood kitchen furniture, range cooker, space to eat and to chill out together - extending out through French doors to a lovely, low maintenance, walled garden, with its lawn bordered by raised flower beds. Relax under the clematis-clad pergola aside a striking Japanese Fatsia. Barbecue on the terrace. Delightful!





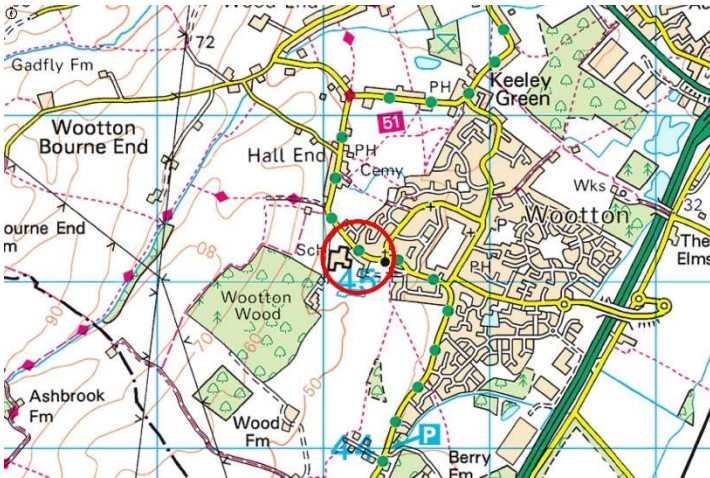


**Area of House: 2184 ft<sup>2</sup> ... 202.9 m<sup>2</sup> (excluding garage / workshop)**  
**Area of Garage / Workshop: 331 ft<sup>2</sup> ... 29.1 m<sup>2</sup>)**  
**Total Area: 2515 ft<sup>2</sup> ... 232m<sup>2</sup>**

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.







Fox Cottage, 27 Church Road  
Wootton, Bedfordshire MK43 9HH



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)