

ARTISTRY
PROPERTY AGENTS

38 Shakespeare Road

Bedford, Bedfordshire MK40 2ED



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







One of Bedford's Most Impressive Private Homes – With Self-Contained Annexe, Garage, Driveway Parking and Walled Gardens

An exceptional, late Victorian, detached house with over 4000 ft² of space, including annexe and at least 6 bedrooms, just a short stroll from Bedford's railway station. The annexe is linked to the main house but with its own entrance, allowing it to generate an income or be part of the family home. The integral garage was once part of the staff quarters and could be brought into the home. Within the beautiful, southwest-facing walled garden, an interesting, vaulted-ceilinged, former tennis court hut could become anything you want it to be – and has vehicular access from the back. A family home which, in its versatility, has lots of scope, but which is rather gorgeous just as it is.

During a period that blessed Bedford with many other beautiful buildings, the house was built in 1891 (glance up high to the date stone) for a wealthy coal merchant (he no doubt kept the cellar well-stocked with his product – you might prefer wine), who was attracted to one of the most salubrious streets of the county town and its proximity to the railway. Despite many a change, the tree-lined street remains an attractive and rich environment in which to live, with plenty of character.

Every facility is within walking distance of your new home, from shops and supermarkets to pubs and restaurants, gyms and sports clubs to music venues, cinema and theatres. Not to mention beautiful parks and one of the finest river embankments in the Country. And, of course, the world-renowned Harpur Trust private schools and the outstanding Bedford Free School. The street itself is home to the highly thought of Greenacre School – whilst Greenacre is moving to Manton Lane soon, it will still be within walking distance.

If you do ever feel the need to take the car out of the drive, it's good to know that Cambridge is just 30 miles away, Luton Airport only 20 and Milton Keynes just 15.

There has been less than a handful of fortunate owners of this wonderful home since Queen Victoria was on the throne. Be prepared for a long and happy stay.



38 Shakespeare Road

Bedford, Bedfordshire MK40 2ED



AT A GLANCE

6 bedrooms (including 2 singles), 4 bath/shower rooms (within main house and annexe) – as follows:

- **Main House** - 3 large double bedrooms, 2 single bedrooms (one could, perhaps, become a Jack & Jill bathroom between the 2 double front bedrooms)
- **Shower rooms** in rear lobby and on quarter-landing / **Main Bathroom on landing**
- Landing, with access to **Loft space** (with scope for conversion)
- **Kitchen/Breakfast room**, with 1.5 undermounted bowls, elec/gas range cooker (6-burner) and canopy hood, integrated dishwasher and refrigerator
- **Utility room**, with integrated washing machine, dryer and fridge/freezer
- **Dining room** / **Sitting room** / Further **Sitting room** (known as "The Library"), with adjoining **Office**
- **Entrance Hall** / Rear Lobby, with access to **Cellar**
- **Annexe:** Hall (with separate side entrance), Kitchen, Sitting/Dining room (or bedroom), Bedroom and Bath/Shower room – over 3 floors
- **Garage** and **Driveway Parking** for at least 4 cars / **Walled Gardens** (front and back), with 2 side gates / 2 outside stores integral to house / Substantial **former tennis court hut** (with vehicular access in adjacent garden wall), with scope for alternative uses or conversion
- Mains gas central heating (separate boilers/meters etc for main house and annexe) / Electric underfloor heating to kitchen and shower rooms in main house / Unvented hot water system / Security system (monitored) / Separate consumer unit for annexe

FURTHER FACTS & FIGURES

- Full fibre 900 (BT) / Council tax band: F (Annexe: A) / EPC rating: E
- **Bedford Railway Station: 850 yards** – frequent fast trains to London (39 minutes) and Luton & Gatwick Airports
- **Catchment schools** - Livingstone Primary: 650 yards; Biddenham: 1.2 miles; Bedford Free: 1.2 miles / Private Schools – Greenacre Independent: 200 yards (moving soon to Manton Lane); Harpur Trust Schools: from 650 yards



One can imagine how impressed the coal merchant's guests were at the scale and beauty of the house, with its varied, clay-tiled roof lines, its decorative timber fretwork, brick detail and wonderful porch. One can almost see the butler showing visitors through the hall, with its gorgeous staircase and Minton-tiled floor, to be received in the morning room, with its beautiful marble fireplace, bay window and shallow wall recess arching towards the intricately corniced ceiling high above their heads.

You can now look forward to fabulous dinner parties in this room, while having a choice of sitting rooms (once drawing and dining rooms) front and back, one with huge bay, the other with unusual sash windows which slide upwards from the floor to allow you out onto the terrace. And both with potential for roaring log fires come wintertime. Strikingly tall skirtings, elaborate cornicing and ceiling roses, original wood floors, doors and windows, add to a certain grandeur that tells a story of the emergence of the self-made, English middle classes in the age of Victoria.

And yet, enhanced by Farrow & Ball finishing, with office added and the servant's quarters, including lockable butler's pantry, now a super kitchen, breakfast room and utility, there's everything here for the modern family. Not least gorgeous bedrooms, some with beautiful, original fireplaces, all with oodles of character and space to die for. And that's before you even think about how the annexe, once occupied by butler and maid, will best serve you today.

It's one thing, in the heart of the county town, to have such living space (notwithstanding that you may wish to put your stamp on certain fixtures and fittings) both for the young to play and for their elders to entertain, but it's something else to have such a wonderful, walled garden in which to do the same. Eat, drink and be merry on the lovely terrace, Hornbeam screening, 100-year-old rose, wisteria and clematis climbers, not to mention rare pink tulip and white star magnolias, all ready to burst into life come spring. With a former tennis court hut which has potential to be more than a store. Home and garden steeped in history, made for the modern day.





Drive & Front Garden

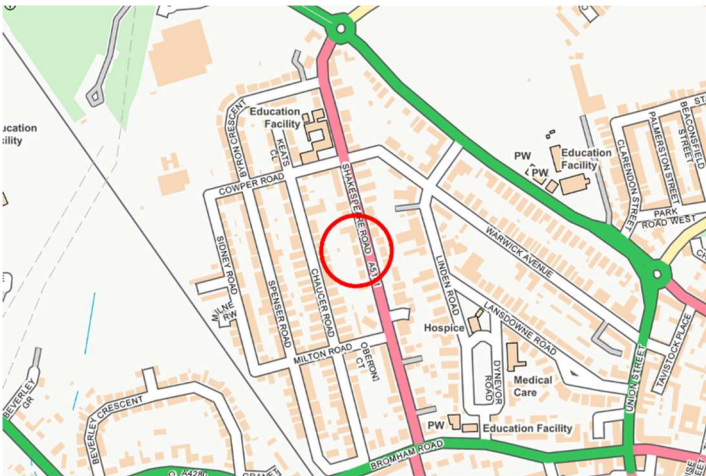


Annexe Bedroom

Area of House: 4136 ft² ... 384.2 m² (excluding Garden Outbuilding)
Area of Garden Outbuilding: 340 ft² ... 31.6 m²
Total Area: 4476 ft² ... 415.8 m²

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.





38 Shakespeare Road
Bedford, Bedfordshire MK40 2ED



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