

Arakoola, Village Road

Bromham, Bedfordshire MK43 8LJ



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Attractive Family Home, With Mediterranean-Style Garden, Complete with Office and Hot Tub

A super, detached, 4-bedroom, easy-to-maintain, home and garden that combines pre-war Modernism with contemporary design and a touch of the Mediterranean. A single garage is tucked away at the back, with the u-shaped driveway at the front providing parking space for several cars. And it's all in a sought-after street of a family-friendly village.

Though Bromham is surrounded by beautiful countryside, with wonderful walks straight from your front door, Arakoola is only minutes from the county town of Bedford, the world-renowned Harpur Trust private schools and the railway station, from where fast trains reach London in 40 minutes. The M1 at Milton Keynes is just over 10 miles away; Luton Airport is less than 25 miles.

A great location for travelling from and there's so much on the doorstep, too. Bromham's pre and primary schools are just along the street from your new home; the catchment secondaries of Lincroft Academy or Biddenham International School are a short cycle ride away. The village is also home to a Scout and Guide Activity Centre, Co-op supermarket, surgery and pharmacy. The village hall and playing fields are two minutes along the street.

A few yards from your front door, a footpath takes you through to beautiful parkland, surrounded by the magnificent oak and Horse Chestnut trees that you see from your balcony, and to the 13th century Church of St Owen, where there's a fascinating, Elizabethan alabaster tomb to Sir Lewis Dyve of Bromham Hall.

Wander through the park to the Georgian Swan Inn and, 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. The popular Prince of Wales pub and restaurant is also only a few hundred yards away.

It's easy to see why living on Village Road, which is lined by both historic and impressive modern homes, is many a family's dream.



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AT A GLANCE – 4 bedrooms, 3 bath/shower rooms:

- Main Bedroom, with Balcony over garden and adjoining Bathroom, with bath and separate shower
- Guest bedroom, with Shower room
- 2 further double bedrooms, including a small double that is currently fitted as a dressing room (remove left-hand units to make room for a small double bed)
- Bathroom, with shower over bath
- Galleried landing, with hatch to loft (loft ladder and light – scope for conversion)
- Kitchen/Dining room, with French doors to terrace / Appliances: 1.5 bowl undermounted sink, drainer grooves and professional tap; integrated Neff dishwasher; integrated washer and separate dryer; built-in Neff double oven; induction hob and stainless-steel and glass chimney hood; American-style fridge/freezer, with ice and water dispenser; wine cooler
- Sitting room, with coal-effect gas fire set into stone fireplace (an open fire is probably an option)
- Family room
- Entrance hall, with built-in coat/shoe cupboard and understairs cupboard / Cloakroom
- Mains gas central heating / Fully double-glazed
- Garden studio office, fully insulated timber, with electric / Hot tub / Garden arbour / Outdoor lighting
- Gardens, front and back, with gated side area between for bins and Keter storage units / Further Keter shed, and timber garden tool shed, with workbench / Potted plants by negotiation
- Single garage / U-shaped driveway parking

FURTHER FACTS & FIGURES

- BT Superfast fibre 2 broadband connectivity / Council tax band: G / EPC rating: D
- Bedford Railway Station: 2.9 miles – fast trains to London: 40 minutes / Private Schools in Bedford
- School catchment: Lincroft Academy or Biddenham International College and Sixth form: 1.9/2.5 miles
- Co-op, Primary and Pre Schools, Surgery, Pharmacy, 2 pubs, Bromham Mill café – all within village



Overlooking the village green from behind its low, painted wall and u-shaped drive bordered by lavender and evergreen Euonymus, Photinia and Barberry growing from slate beds, Arakoola exudes a certain calming, coastal feel.

Step through double doors into the spacious hall, from where the porcelain floor continues into the kitchen, its contrasting, inset border picking up the granite surfaces atop contemporary furniture housing Neff appliances, American fridge/freezer and integrating both a washer and a dryer.

Natural light-filled rooms are enhanced by tall ceilings. Everyone has individual space upstairs, including guests who have their own shower room, too. It is your choice how you use the current dressing room – take out both banks of fitted wardrobes and you have room for a double bed; just one side and a single will happily fit in.

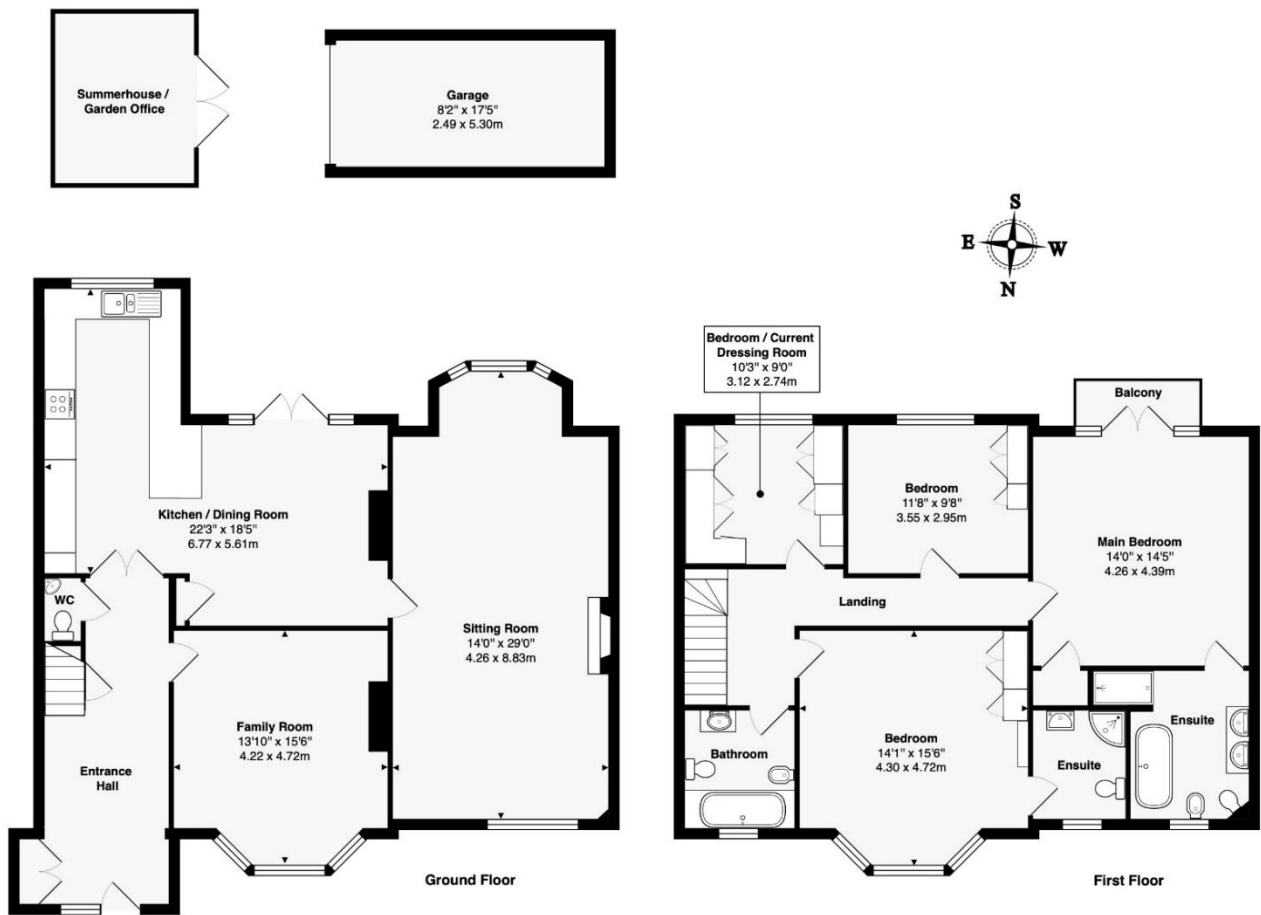
And in your suite, how fabulous to wallow in your unusual and beautiful, Villeroy & Boch freestanding bath before bed, in a stylish bathroom complete with twin vanity basins and designer radiator; and to wake up to coffee in the early morning sunshine streaming onto the balcony.

In the unlikely event that you ever want more rooms, the loft is ripe for conversion. Though there's oodles of family space downstairs, with both a front room for you to use as you wish and a huge sitting room that stretches the entire depth of the house to the lovely bay at the back, a living flame gas fire set into beautiful limestone adding atmosphere even if additional heat is not needed.

And come summertime, the dining area of the kitchen extends through French doors to the composite decking of the south-facing terrace for eating al fresco, Mediterranean-style, grasses set in raised slate beds swaying in the breeze, a striking Windmill Palm flowering against the painted wall, bees busy around gorgeous Ceanothus, Clematis and Wisteria climbers, and pretty willow and lilac growing in stylish planters.

No need to cut the grass here, and children and pets can play to their hearts' content without running mud into the house; while you relax in the hot tub with a bottle plucked from the wine cooler, enjoying all-day sunshine. A lovely environment in which to work from your garden studio. A super place to live.





Area of House: 2055 ft² ... 191.0m²

Area of Garage: 142ft² ... 13.2m²

Total Area: 2197 ft² ... 204.2m²

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.

ARTISTRY
PROPERTY AGENTS

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

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