



Eyeworth, Sandy, SG19 2HL.







Step inside

The Lodge, Manor Farm

This unique nine-bedroom detached property sits on a remote half acre plot surrounded by open countryside. The original property, built circa 1850, still holds many of its original features but has been sympathetically re-designed to suit the modern-day family. 2003 saw the addition of the gaming room and two bedrooms with ensuite, with a further extension in 2010 to complete the property. With six reception rooms, four bathrooms, integrated annex and double garage this property is ideal for multigenerational living, those who like to entertain or work from home.

The main kitchen is located in the heart of the home and features granite worktops, walk-in pantry and flows through into the dining room with views onto the garden and open fields.

Upstairs are nine double bedrooms, two with ensembles and a family bathroom. Oak flooring, beams and characterful doors throughout the property perfectly marry the old with the new.



About Eyeworth

Eyeworth is a small but picturesque village in Bedfordshire which lies just shy of 5 miles from the town of Biggleswade and just over 16 miles from Cambridge.

Biggleswade mainline train station has services into London Kings Cross, St Pancras with the quickest journey time being only 23 minutes. The town centre has a large range of shops, pubs and restaurants, offering something for everyone.

The popular John O'Gaunt Golf Club, established in 1948, is located just 3 miles away and has two 18-hole courses for its members to enjoy.

For those who like the countryside, there is a wide range of countryside walks nearby. Whether you visit Jordan's Mill in Langford for a cup of tea and some cake, the RSPB reserve in Sandy or the popular Shuttleworth Collection, you are not short for choice.







Step outside

The Lodge, Manor Farm

The property is tucked away from the road behind steel enforced electric gates, providing both security and privacy.

The garden faces South East and is fully enclosed and mainly laid to lawn with mature trees and shrubs. A summer house is situated to the rear, complete with power and insulation making it an ideal home office or gym space.

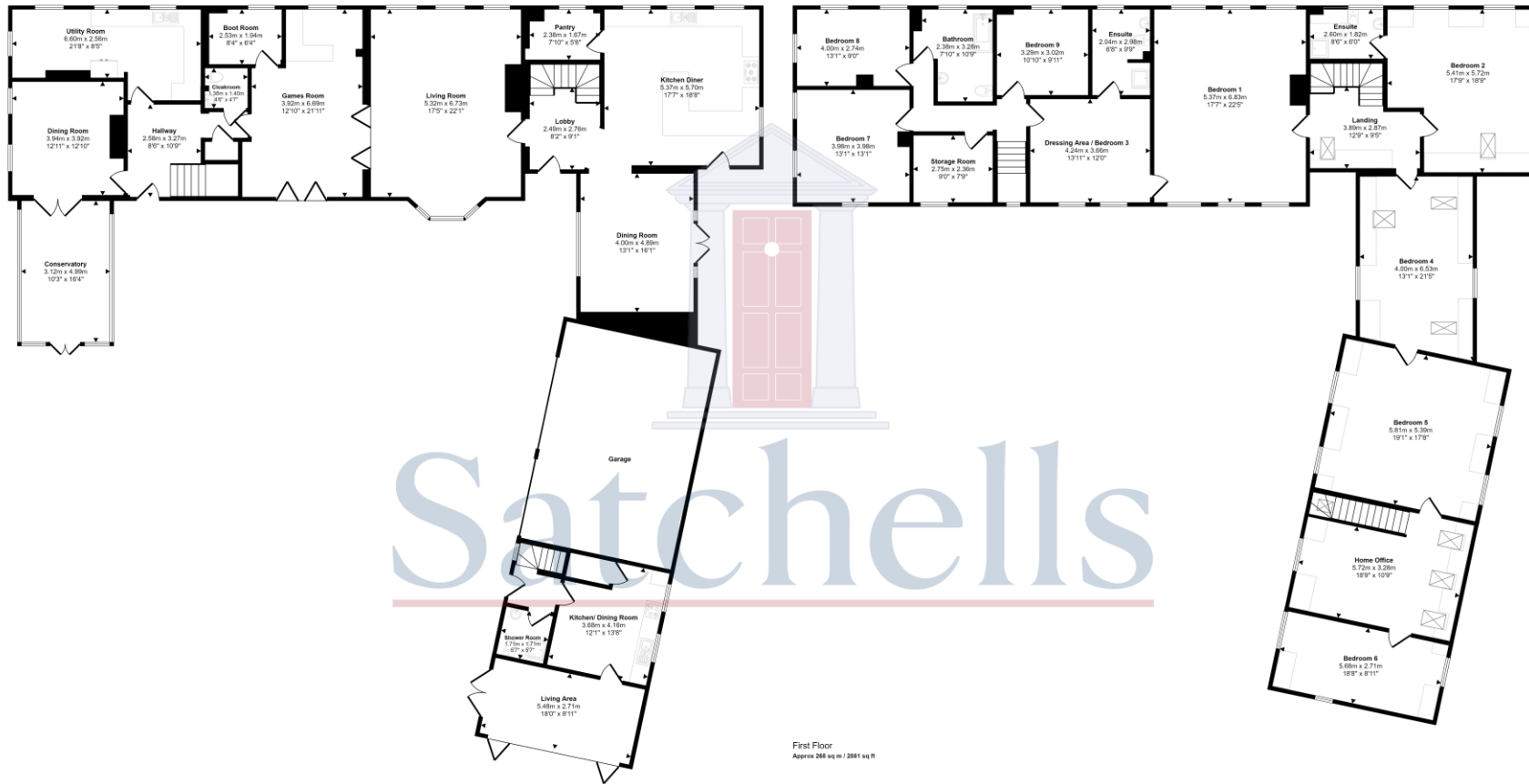
A decked area surrounds the side and rear of the property providing a beautiful outdoor social space for late evening entertaining.

The heating systems are powered by oil which is remotely monitored and re-filled approximately twice a year and located to the side of the property.

The property comfortably provides parking for 5 cars but can accommodate up to 9 if needed.



Approx Gross Internal Area
560 sq m / 6025 sq ft



Ground Floor
Approx 292 sq m / 3144 sq ft

Denotes head height below 1.9m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representative only and may not look like the real items. Made with Magic Strategy 360.

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