



Woodcote Corner

Bedford Road, Northill,
Bedfordshire, SG18 9AH
Offers in excess of £800,000



Set on a plot of approximately 1/3 acre this spacious 5 bedroom detached home set within the idyllic and highly sought after village of Northhill offers versatile living accommodation with large mature 'wrap around' gardens and countryside walks on your doorstep - A perfect family home.

- Spacious versatile accommodation in excess of 2,500 sqft
- Four double bedrooms plus bedroom 5/study
- Large wrap around gardens including a southerly aspect rear garden
- Well regarded local village school
- Three reception rooms plus kitchen/breakfast room
- Garage and driveway parking for several cars
- Scope to extend/adapt the current layout STPC
- Short commute to Biggleswade with a variety of shops and mainline station providing direct link into London



GROUND FLOOR

Entrance Porch

Double glazed porthole window to side. Quarry tiled flooring. Door into:

Entrance Hall

Stairs rising to first floor accommodation with under stairs storage cupboard. Karndean flooring. Floor standing oil fired boiler and storage cupboards. Radiator. Door to rear garden.

Cloakroom

Suite comprising low level flush wc and pedestal mounted wash hand basin. Tiled splashbacks. Radiator. Space and plumbing for washing machine. Obscure double glazed window to front.

Living Room

17' 11" x 12' 0" (5.46m x 3.66m) Double glazed windows to front and side. Two radiators. Open fireplace with timber surround and tiled hearth. Exposed ceiling beam. Double glazed patio doors opening into the conservatory.

Conservatory

12' 4" x 9' 10" (3.76m x 3.00m) Timber construction on brick base with windows and double doors opening onto the rear garden. Ceramic tiled flooring with underfloor heating.

Dining Room

20' 11" x 10' 0" (6.38m x 3.05m) Two multi pane windows to rear. Karndean flooring. Radiator. Feature Inglenook style fireplace with tiled hearth and inset wood burning stove. Exposed wall and ceiling beams. Four wall lights. Timber storage cupboard housing electric meter.

Bathroom

Suite comprising tile enclosed bath and countertop wash hand basin with cupboard under. Heated towel rail. Extractor fan. Partially tiled walls. Airing cupboard housing hot water cylinder and shelving.

Kitchen/Breakfast Room

17' 8" (max) x 13' 9" (max) (5.38m x 4.19m) A range of wall and base units with complementary worksurfaces, upstands and tiled splashbacks. Inset ceramic one & half bowl sink with drainer and mixer/boiling water tap over. Space for gas cooker (supplied by gas bottles) with concealed extractor over. Space and plumbing for dishwasher. Space for fridge. Karndean flooring. Radiator. Double glazed window to front. Door into:

Rear Lobby

Double glazed window to side. Space to freezer. Stable door opening to the rear garden.



Family Room

17' 1" x 11' 0" (5.21m x 3.35m) Double glazed window to rear. Radiator. Door to:

Shower Room

Large shower with soak-away and extractor fan, low level wc and pedestal wash hand basin. Dual fuel chrome heated towel rail. Ceramic tiled flooring with underfloor heating. Partially tiled walls. Obscure double glazed window to front.

FIRST FLOOR

Landing

Access to partially boarded loft space with pull down ladder. Double glazed window to front.

Bedroom 1

15' 7" x 11' 3" (4.75m x 3.43m) Double glazed window to rear. Radiator. Fitted wardrobes and drawer units. Door to:

En-Suite Bathroom

Four piece suite comprising panel enclosed bath with mains shower and glass side screen, pedestal wash hand basin, bidet and low level wc. Partially tiled walls. Radiator. Extractor fan. Obscure double glazed window to front.

Bedroom 2

17' 11" x 12' 0" (5.46m x 3.66m) Double glazed window to front. Radiator. Access to eaves storage space.



Bedroom 3

11' 10" x 9' 8" (3.61m x 2.95m) Double glazed window to front. Radiator.

Bedroom 4

12' 0" x 8' 11" (3.66m x 2.72m) Double glazed window to rear. Radiator.

Bedroom 5/Study

9' 1" x 8' 6" (2.77m x 2.59m) Double glazed window to rear. Radiator.

WC

Low level wc and pedestal wash hand basin with tiled splashback. Shaver point. Extractor fan. Chrome heated towel rail. Obscure double glazed window to front.

OUTSIDE

Driveway

Large shingled driveway providing off road parking for several cars. Raised well stocked flower/shrub borders and fig tree.

Front Garden

Large paved patio area with steps up to lawn with a variety of well stocked flower/shrub borders. Fruit cage, currently with a variety of currant bushes and raspberries. Lawn area with silver birch tree. Hardstanding area with glass greenhouse and timber shed to remain. Cold water tap.

Rear Garden

South facing rear garden laid to lawn with a variety of well stocked flower/shrub borders. Raised paved patio with brick retaining wall. Various trees including maple, beech, flowering cherry and apple trees. External power point.

Garage

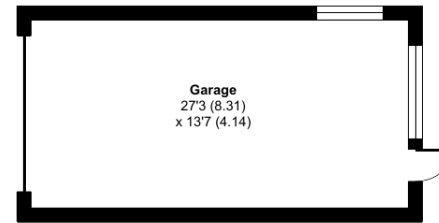
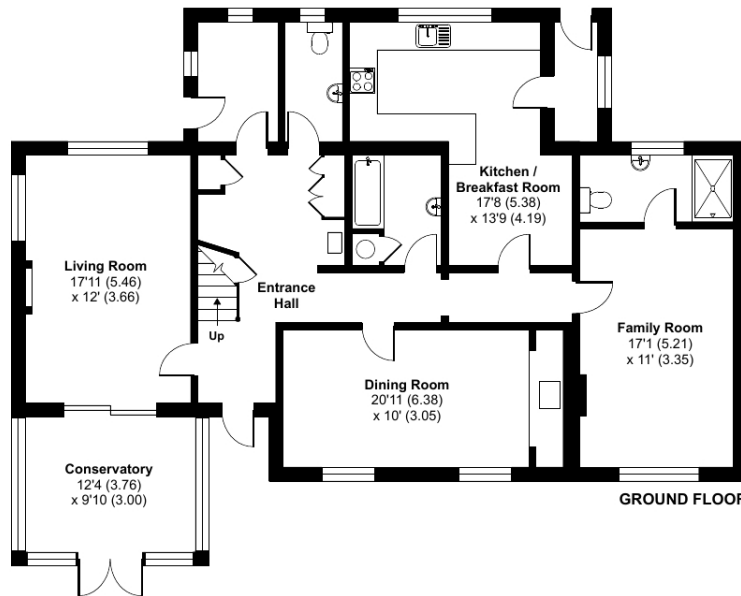
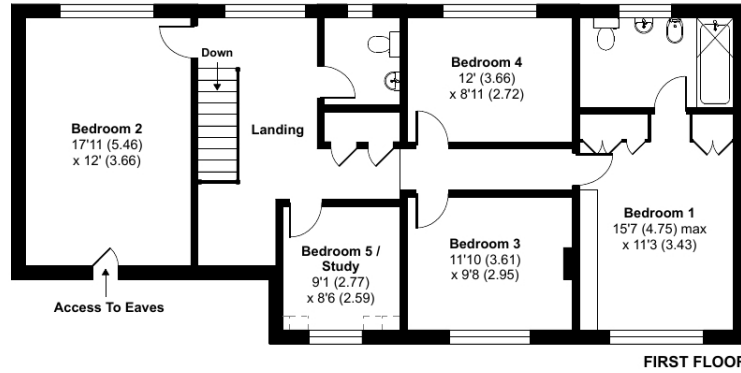
27' 3" x 13' 7" (8.31m x 4.14m) Remote control up & over door with windows to side and rear. Power/light connected. Inspection pit.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

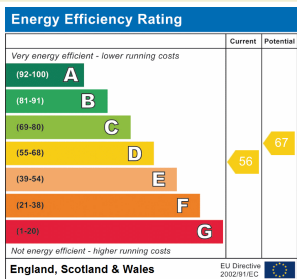




Approximate Area = 2566 sq ft / 238.4 sq m
 Garage = 374 sq ft / 34.7 sq m
 Total = 2640 sq ft / 273.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1023548



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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