



# St Johns Road

Moggerhanger, Bedford,  
MK44 3RJ

**Freehold - Offers in Excess of £625,000**

country  
properties



Offered for sale with no chain, this attractive and spacious 4 double bedroom detached family home is in the lovely Bedfordshire village of Moggerhanger situated on a generous plot with rear garden measuring in excess of 120ft and is only a short walk to the village's very popular primary school and a stone's throw away from open countryside, fields and The Guinea pub & restaurant. This well-presented property offers all you would need in an executive home with a garden room and separate dining room the versatility of the accommodation would suit many. Further accommodation comprises of entrance hallway, wet room, good size lounge, separate kitchen/breakfast room, utility, study area, dining room, orangery with bi-fold doors onto the patio. To the first floor there is a master bedroom with en-suite bathroom, three further double bedrooms and a family shower room. Externally, the property has ample off-road parking leading to a single garage and storage area and the rear garden.

Moggerhanger is a popular village to the west of Sandy situated on the A603 near to the town of Bedford which has good links to the A1 and A421 which links to the M1. Sandy train station is approximately 2.5 miles with good commuter links to Peterborough and Kings Cross. This lovely village has a local pub, The Guinea which serves traditional home cooked food using local produce as well as other local amenities such as a primary school, St John the Evangelist church, playing fields and Moggerhanger Park which offers a great place to walk and relax followed by enjoying a coffee and cake in the Orchard Tearooms.

- Chain free!
- Four double bedrooms (master en-suite)
- Three reception rooms
- Large rear garden in excess of 120ft
- Desirable village location
- Detached family home
- Kitchen/Breakfast room
- Garden room with bi-folding doors onto rear garden
- Single garage & store
- Council Tax band F / EPC rating C



## Accommodation

### Storm Porch & Door to:-

### Entrance Hallway

Stairs rising to the first floor, under stairs storage, radiator, doors to:-

### Wet Room

Wash hand basin with vanity unit below, WC, Triton electric shower, tiled surround, radiator, window to the front aspect.

### Lounge

17' 7" x 12' 7" (5.36m x 3.84m)

Bow window to the front aspect, two radiators, feature cast iron fireplace with tiled hearth, bi-folding doors into:-

### Dining Room

11' 3" x 9' 3" (3.43m x 2.82m)

Karndean flooring, radiator, French doors with side panels into garden room, opening to:-

### Study

11' 7" max x 6' 4" (3.53m x 1.93m)

Window to the rear aspect, radiator, Karndean flooring, double doors to entrance hallway, door to kitchen.

### Garden Room

12' 2" x 10' 6" (3.71m x 3.20m)

Two Velux windows, large window to the rear aspect, bi-folding doors onto rear patio, Karndean flooring, electric underfloor heating.

### Kitchen/Breakfast Room

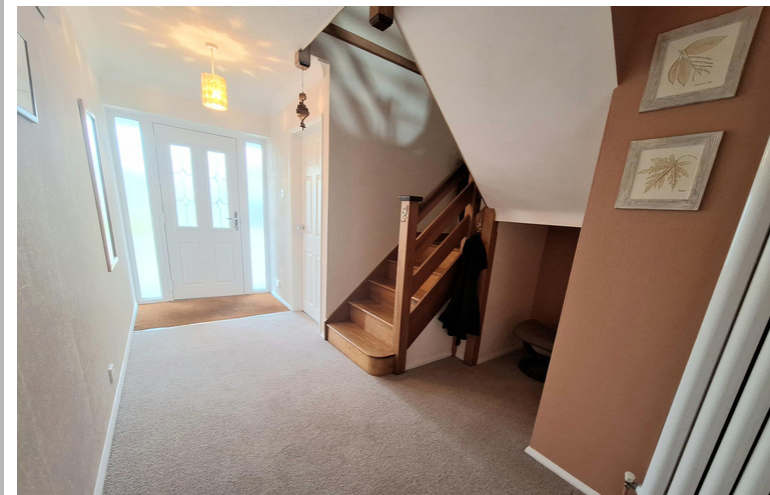
12' 3" x 9' 3" (3.73m x 2.82m)

Range of matching wall mounted and base level units with work surface over and inset stainless steel sink, integral fridge, electric double oven, induction hob, plumbing for dishwasher, tiled splash back, new wall mounted gas boiler, serving hatch to breakfast bar, window to the rear aspect, Karndean flooring, radiator, spotlights.

### Breakfast Area

6' 9" x 5' 4" (2.06m x 1.63m)

Karndean flooring, breakfast bar, opening to kitchen.





## Side Lobby

Door onto side passage, window to the side aspect, door to:-

## Utility Room

8' 2" x 7' 4" (2.49m x 2.24m)

Wall mounted and base level units with work surface over and inset stainless steel sink, space for fridge/freezer, plumbing for washing machine, tiled splash back, Karndean flooring, spotlights.

## First Floor

### Gallery Landing

Hatch to partially boarded loft with ladder & light, radiator, airing cupboard housing hot water cylinder, window to the side aspect, doors to:-

### Bedroom One

13' 1" x 12' 7" (3.99m x 3.84m)

Window to the front aspect, radiator, built in wardrobes and fitted bedroom storage units

### En-suite

Wash hand basin, WC, corner bath with shower attachment over, tiled walls, radiator, window to the front aspect.





## Bedroom Two

12' 6" x 11' 8" (3.81m x 3.56m)

Window to the rear aspect, radiator.

## Bedroom Three

12' 2" x 11' 5" (3.71m x 3.48m)

Window to the rear aspect, radiator.

## Bedroom Four

12' 1" x 8' 0" (3.68m x 2.44m)

Window to the front aspect, fitted wardrobe, radiator.

## Shower Room

Vanity wash hand basin with storage below, WC, double shower cubicle, tiled splash back, radiator, window to the rear aspect.

## External

### Front

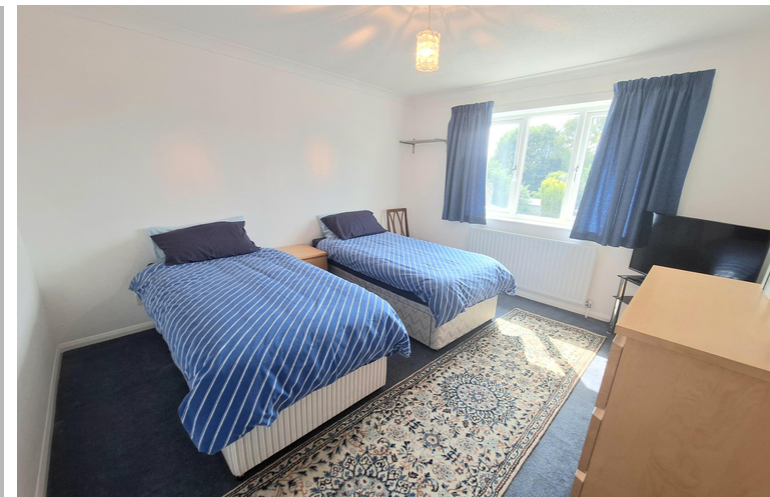
Block paved driveway providing off road parking for several vehicles leading to a single garage and converted second garage.

## Single Garage

Powered roller door, power and lighting, personnel door to utility.

## Rear

Rear garden in excess of 120ft comprising of large patio area with roof and Velux skylights over leading to further patio and shingle area. Large area laid to lawn with shrub and plant borders, enclosed by fence boundaries, personnel door to single garage, gated access to the front.





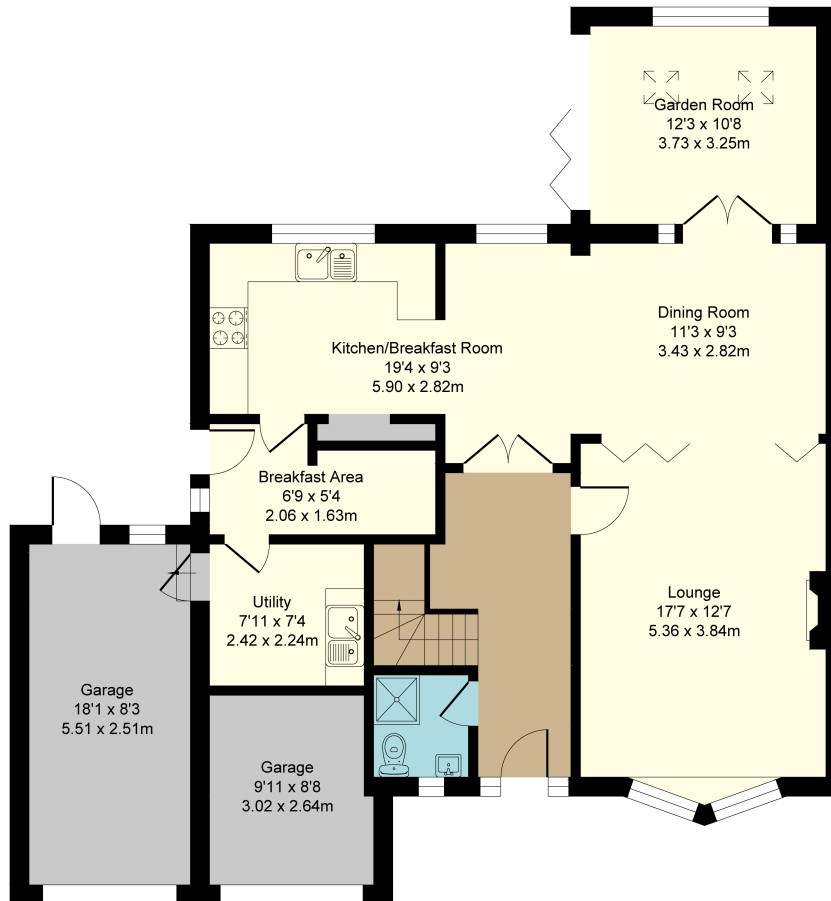




# 26 St John's Road, Moggerhanger

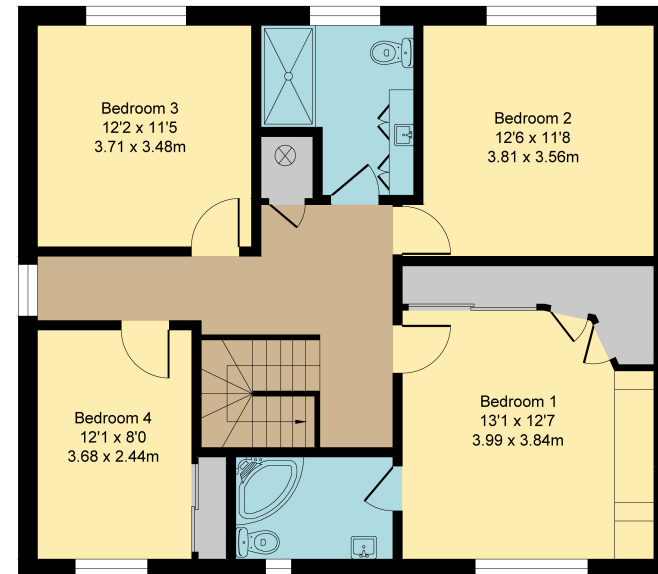
## Ground Floor

Area: 112.3 m<sup>2</sup> ... 1209 ft<sup>2</sup>



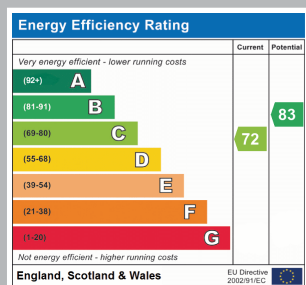
## First Floor

Area: 80.4 m<sup>2</sup> ... 865 ft<sup>2</sup>



Total Area: 192.7 m<sup>2</sup> ... 2074 ft<sup>2</sup>

All Measurements are approximate and for display purposes only



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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