

St Leonard's House

9 Priory Close, Turvey, Bedfordshire, MK43 8BG



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Individually designed Family Home in Exclusive 90's Development

Set well back in a peaceful, no through Close, a 5-bedroom home on the outskirts of the historic North Bedfordshire riverside village of Turvey. Built in 1995, with landscaped gardens front and back, double garage and driveway parking, St Leonard's House is ready to welcome only its second ever family.

Your new home is just a few minutes' drive or bus journey from the County town of Bedford, its fast trains to London and the world-renowned Harpur Trust private schools. The centre of Turvey village is a mile walk in the other direction.

The village has its own primary school which is in the catchment area of the Secondary school in nearby Sharnbrook. A Catholic Abbey lies at one end of Turvey High Street, the glorious Saxon Church of All Saints at the other. And, in between, not one but two shops as well as two pubs, each offering something different, not to mention a post office and a butcher's shop. Moreover, the village has a hall which hosts all manner of events and societies for the friendly community, and there are a wide range of sporting facilities, including tennis, cricket and football at the recreation ground, as well as a children's play park.

A couple of hundred yards from St Leonard's House is Elderswell Retirement village which, for the enjoyment of their residents, has bought the field that your garden backs onto. You can wander along to the old station house at Elderswell and take a lovely countryside walk into the village. A spacious family home in a peaceful location.



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AT A GLANCE

5 bedrooms (with fitted/built-in wardrobes/bookshelves)
/ 3 bathrooms - as follows:

- Main bedroom suite, with dressing area and bathroom (bath with bath/shower mixer)
- Guest bedroom, with shower room
- 3 further bedrooms
- Bathroom, with bath (with bath/shower mixer) and separate shower
- Landing, with roof access (ladder / light / boarded) and airing cupboard
- Kitchen/Breakfast room, with 1.5 bowl, single drainer sink; AEG freestanding cooker (electric/ceramic hob); Canopy hood; Integrated fridge/freezer; freestanding dishwasher
- Utility room, with single bowl, single drainer sink; space for washer and dryer; walk-in cupboard, with Vaillant Vantage hot water cylinder
- Dining room
- Garden room
- Sitting room, with open fire
- Snug and Study either side of hall
- Hall, with Cloakroom / Open porch
- Gas-fired central heating (Vaillant boiler – installed 2017) / **Double glazing (some windows require attention)**
- Double garage and driveway parking
- Gardens, front and back, with summerhouse
- Council tax band: G / EPC rating: C

FURTHER FACTS & FIGURES

- Full fibre 900 internet connectivity (BT's best)
- Bedford Railway Station: 6.5 miles – fast trains to London: 39 minutes
- Sharnbrook catchment school: 7.5 miles
- Olney supermarket: 4.5 miles
- Turvey village: 1 mile – Primary school / 2 pubs / 2 shops/newsagents / Post Office / Butcher's



A flowering cherry tree in the front lawn and a mass of contrasting evergreens to the other side of the driveway welcome you to St Leonard's House. Bees busy themselves amongst the lavender and red-berried cotoneaster, while the Virginia creeper wends its way to the front of a garage that wonders if it might one day become an even more integral part of the home.

Uniquely designed in the middle of a number of uniquely designed homes, the house refuses to be outshone. Constructed using highly attractive materials, its multi-plane roof rises and falls steeply and distinctly, and the Juliet balcony hints at a romantic bedroom on the other side of the striking, arch-topped doors.

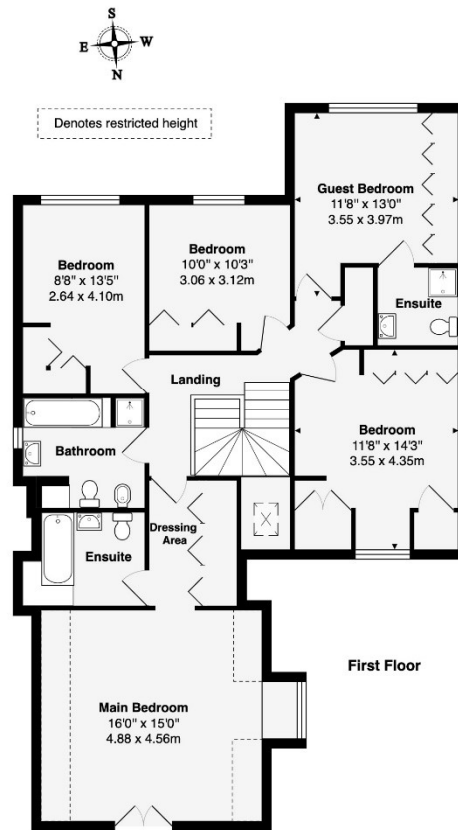
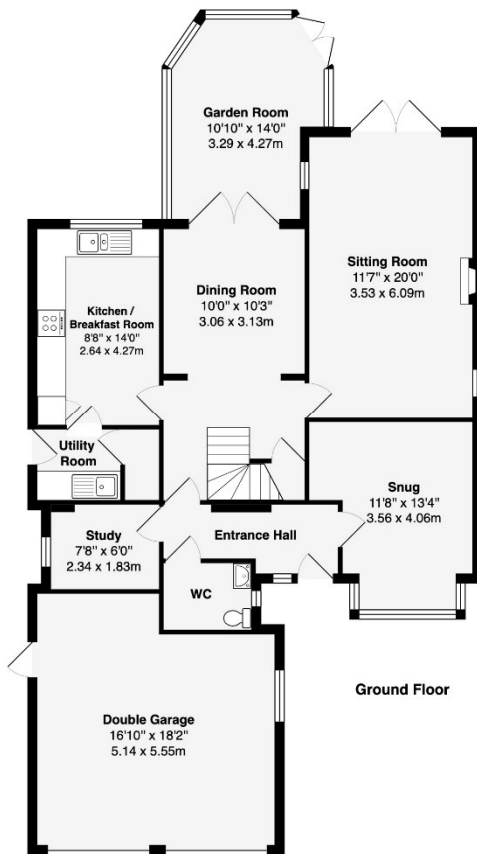
You aren't disappointed. Each member of the family has their own lovely bedroom, all with built-in wardrobes and bookshelves, and a super outlook to wake up to. Your visitors have their own shower room. But the romance and character of the main bedroom suite, with its sloping ceilings and panelled walls, not to mention the spectacular sunsets and far-reaching views from that balcony, are undeniable.

Whilst you may wish to put your stamp on some of the rooms over time, and perhaps even extend at the back, there's no doubt about the super space that you have - a kitchen for family breakfasts, as well as a more formal dining room; a lovely sitting room as well as a peaceful snug, and a bespoke garden room added to the house, but not before taking care to match the lovely brickwork.

Plenty of space for the whole family to get together and plenty to be alone, including a study to escape to. Come home in winter to a roaring log fire in the sitting room and throw open the French doors to the garden terrace in summertime.

How delightful it is to sit out on the stone terrace, enjoying a glass of wine and all that's going on in the landscaped garden, bird song filling the air, silver birch, flowering cherry and white roses clambering through the hawthorn. And how exciting it is for children in a wooded area carpeted in snowdrops or bluebells from Jan. to May, with a summerhouse to hide out in all year round. A house and garden to fall in love with.



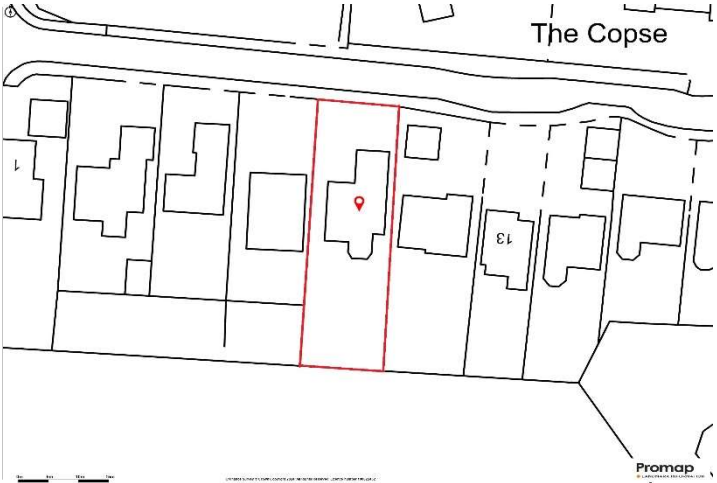


Approximate Area: 2166 ft² ... 201.2 m² (excluding double garage)
Approximate Area of Double Garage: 283 ft² ... 26.3 m²
Total Approximate Area: 2449 ft² ... 227.5 m²

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.



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

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