

College Farm, 1 High Street

Roxton, Bedfordshire MK44 3EA



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







C16th Former Farmhouse, with Detached 2-Bedroom Annexe – and Much More

A wonderful 4-bedroom, Grade II-listed, timber-framed, former farmhouse, with separate 2-bedroom annexe, in the picturesque, Bedfordshire village of Roxton. A total of over 4500 square feet. As befits a home that dates from the reign of Henry VIII, it has immense character, as well as AGA kitchen, a lovely walled garden, a huge weatherboarded garden room within it, and plenty of driveway parking in the former farmyard. College Farm, thought to be named after Trinity College, Cambridge, is one of those rare homes that is made for multi-generational family living.

Historic records describe College Farm as being “Pleasantly situated in its own Pretty Grounds, nicely back from the main Bedford to Saint Neots Road”. This is still as it is. Very little traffic passes its electrically controlled, 5-bar wooden driveway gate, or the old oak door set into its garden wall, and that road does allow speedy access to the railway stations at St Neots, 5.5 miles in one direction and Bedford 10.5 miles in the other, home to the world-renowned Harpur Trust private schools (Other top private schools are all within 45 minutes, with Cambridge University less than 30 minutes away)..

But today, you also have superb motorway links and are close to the Great North Road, which you can nip along to the railway station and catchment secondary school in Sandy, just over 5 miles away, and onward to London. The airport at Stansted and Luton are within easy reach too.

And back at home, wander down the lane to Sunday service at the 14th century Church of St Mary Magdalene in its peaceful setting. Walk young children to their little primary school and to the playing fields and play park. Treat yourself to coffee and cake at the Little Acorn Café. Pop along to the garden centre and, perhaps, pick up another rose to add to the collection. And your dog will be only too happy to take you for a long walk along the River Great Ouse. You’ll love Roxton for walking and cycling. The village is in a great spot for travelling from, but what a lovely place to come home to.



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AT A GLANCE

No upper chain / 0.75 acres / Total of over 4500 ft²

4 bedrooms, 4 bath/shower rooms in main house / 2 bedrooms, 2 shower rooms in Annexe – as follows:

- Main bedroom, with Jack & Jill-style Shower room, fireplace, and built-in and fitted wardrobes / Double bedroom, with Shower room and separate loo / 2 further bedrooms (1 single, 1 with fireplace and fitted wardrobe) / Bathroom, with bath and shower/ **Large landing** at top of main staircase, with second staircase leading to second landing and bedroom
- **Kitchen**, with understairs cupboard, AGA, Neff oven, microwave, induction hob. Integrated dishwasher and fridge/freezer, wine cooler / **Scullery**, with Belfast sink and fitted oak furniture / **Boot room**
- **Sitting room**, with inglenook fireplace (lined chimney) / **Back sitting room**, with inglenook fireplace (chimney may need lining if used)
- **Study**, with sitting area / Inner hall and gun cupboard
- **Annexe**, with 2 double bedrooms (1 with galleried landing area, 1 with dressing room), shower room upstairs and downstairs / Kitchen (with double oven, integrated dishwasher, hob and hood) / Utility room (with stable door to courtyard) / Dining room / Sitting room (with French doors)
- **Detached garden room**, with adjoining barn
- Extensive driveway parking through electrically operated 5-bar wooden gate / **Gardens** front, back and side / Shed for sit-on mower etc. / Boiler room, with new Worcester oil boiler / Oil tank room with tanks for AGA and central heating / Separate oil tank for annexe / Part mains, part septic tank drainage

FURTHER FACTS & FIGURES

- BT Superfast fibre 2 broadband connectivity / Council tax band: G - Annexe: A / Grade II-listed
- St Neots and Sandy Railway: 5.5 miles / Bedford: 10.5 miles – fast trains to London: 39 minutes
- Catchment schools: In Roxton and Sansdy / Private schools: Bedford, Stowe, Oundle, Uppingham, Oakham, Haileybury, The Perse, The Ley
- Café, post office, Garden Centre and Hall in Roxton



It's fascinating to think of the many generations of families that have lived in College Farm since its Tudor origins in 1520. And how it has evolved since those days – clues can be seen in old photographs hanging on the walls of the gorgeous sitting room, its lovely oak block floor, fitted oak corner unit and red brick insert to the inglenook fireplace, not to mention the fire's old, wooden bellows, all telling a story.

Every room has its own tale to tell. A second, exceptionally peaceful sitting room has another, beautiful, curved brick "Punch" fireplace within the inglenook. Where once the family shovelled coal into a cast iron range in the farmhouse kitchen, you now have the luxury of an oil-fired AGA, as well as induction cooking and Neff ovens.

Today's family can breakfast in the kitchen and hold dinner parties in the super, oak-floored dining room, that has not one but two sets of French doors to the terrace, ideal for that summer garden party spread. A brand-new Worcester boiler adds to the open fires to keep the house warm and cosy in winter.

Natural light pours in through sliding sash windows. High ceilings add to the feeling of space, not least in the achingly romantic main bedroom, with its vaulted ceiling, open fireplace and, as everywhere, beautiful timbers. Everyone has their own bedrooms to die for, including a teenager's dream at the top of a second staircase. The main landing, with its vaulted ceiling, is a gorgeous room in its own right. Historic records describe College Farm as "Very pretty. No bath.". It's certainly pretty but now has four baths or showers, including one downstairs. It also has a super scullery, and a study with coffee area inside and out.

Within its wonderful walled garden, a lawn large enough for a couple of marquees as well as wooden folly, is surrounded by fruit trees, rose and tulip beds, a bluebell wood that's a children's paradise, and a garden room for pool, table tennis, or gym. Or all of them. You decide! And, of course, it has a two-bedroom, detached annexe, which could earn an income or house grandparents. It's a fortunate family indeed that College Farm is now ready to welcome.





2-Bedroom,
Detached Annexe



Annexe Sitting
Room



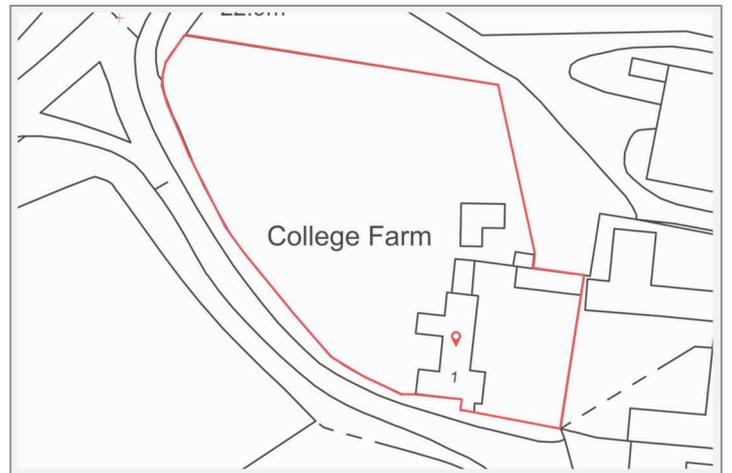
Approx. Area of Main House: 2922 ft² ... 271.3 m²
Approx. Area of Annexe: 1154 ft² ... 107.3 m²
Approx. Area of Garden Room and Barn: 434 ft² ... 40.4 m²
Approx. Total Area: 4510 ft² ... 419 m²

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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