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PROPERTY AGENTS

25 Chestnut Avenue

Bromham, Bedfordshire MK43 8GB



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The Best of Modern Family Living – In a Particularly Peaceful Spot

This is no ordinary 4-bedroom, detached family home. And it stands in no ordinary contemporary development. In a tree-lined, no through avenue in the North Bedfordshire riverside village of Bromham, with garage, driveway parking for several cars and super, split-level garden, this was already a lovely home when it was built just after the millennium. Having been recently extended, and the living space spectacularly transformed, it's simply superb.

While only a couple of minutes from the main road to Bedford, allowing speedy access to the world-renowned Harpur Trust schools and fast trains to London, and to main routes to Cambridge and Milton Keynes, it seems a world away as you pootle through Chestnut Avenue's tunnel of trees past the riding school and turn into the driveway of your new home, with its side lawns, blossoming cherry tree, easy-to-maintain borders and beautiful hydrangea and ceanothus climbers.

And there's so much on the doorstep, not least wonderful countryside walks. Bromham has its own pre and primary schools and is just a cycle ride away from the catchment secondaries of Lincroft Academy or Biddenham International School. The village is also home to a Scout and Guide Activity Centre, Co-op supermarket, surgery and pharmacy.

Wander to the 13th century Church of St Owen through beautiful parkland in the heart of the village, or to the Georgian Swan Inn and, via the Nature Sanctuary or the delightful children's Fairy Trail, to the Mill nestled on the banks of the River Great Ouse, where you can meet friends for delicious coffee and cakes, and where all kinds of events are put on by the friendly community. A fabulous modern home in a quiet spot of an historic village full of facilities is many a person's dream. It's easy to see why.



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AT A GLANCE

- Main bedroom, with 2 built-in wardrobes and Shower room
- 3 further bedrooms, including one single (currently a study), all with built-in wardrobes/cupboards
- Bathroom, with double bowl vanity unit, shower above bath with glass screen

Open plan living space, zoned as follows:

- Kitchen/Breakfast area, with island bar, undermounted bowl and Quooker all-in-one tap (including boiling water function); AEG ovens (2 no. ovens with pyrolytic cleaning / Combi oven/microwave); AEG Coffee Maker; AEG gas-on-glass 5-burner hob; AEG tall integrated refrigerator and separate freezer; AEG integrated washing machine and dishwasher; 600mm Wine cooler
- Dining Area
- 3 separate sitting areas for (for instance) coffee / television / chatting with guests
- Hall, with Cloakroom
- Landing, with access to roof space
- Detached Double Garage, with electric door and storage space above – Inside has been converted to bar, with games area (still has space for one car if required, or could easily revert to double garage)
- Driveway parking / Hidden bin area / Front Garden / Side areas with outside tap and shed / Split-level back garden, with decking / Outside lighting
- Mains gas central heating, with Worcester combi boiler (installed 2021 and still under warranty) / Fully double glazed / Recessed downlighting

FURTHER FACTS & FIGURES

- Full fibre 900 (BT's best service) / Council tax band: F / EPC rating: C
- Bedford Railway Station: 3.5 miles – fast trains to London: 39 minutes
- School catchment: Lincroft Academy or Biddenham International College and Sixth form: 3 miles
- Co-op, Primary and Pre Schools, Surgery, Pharmacy – all within village



Step through the new front door onto the gorgeous herringbone, natural oak floor, and the tantalising glimpse of what lies ahead gives the immediate impression that this is something special.

You're not disappointed. Excitingly and cleverly designed, this is open plan with a difference. Nothing is closed off, yet there are distinct zones which, while being flexible, have been carefully thought out for both entertaining and everyday family life.

The working kitchen area is a delight in itself. Up-to-the-minute, handleless furniture topped by beautiful, supremely hard-wearing Dekton, houses top of the range appliances, including Quooker hot tap, ovens with pyrolytic cleaning and family-sized refrigerator and freezer. Pluck a bottle from the wine cooler or the wall rack and chat to the cook over a glass of wine at the island bar or relax in the bay with coffee from the machine built in nearby. With well-designed lighting and interior storage and bin system gliding out effortlessly, the kitchen is a joy to work in as well as to look at.

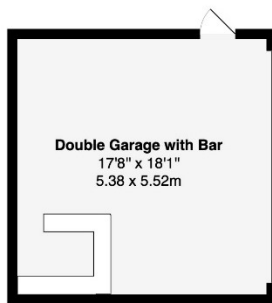
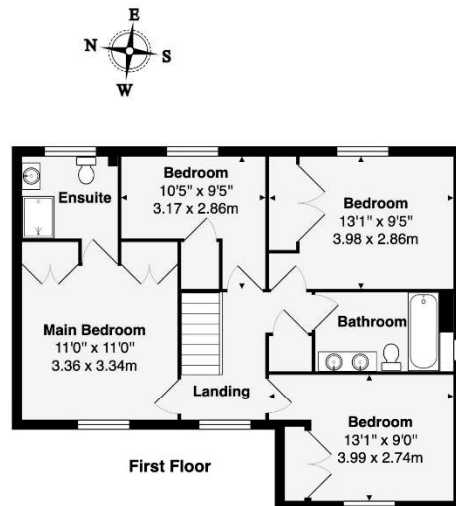
Natural light pours into the eating and informal sitting areas through windows above and the huge sliding doors that extend the inside to the outside decking. With a more formal sitting area at the front, complete with stylish bioethanol fire (by separate negotiation), there's space for everything and everyone.

With private spaces upstairs in stylish, porcelain-tiled bathrooms and lovely bedrooms, all with built-in wardrobes and all with a super outlook to bird-filled trees that gave the lane its name. And one of those watches over the children's play area of the garden, tempting them to climb or swing from its magnificent boughs, and to collect conkers for the annual tournament. While less boisterous members of the family can sit in peace on the upper level, with a lovely view to fields in the distance and surrounded by elegant grasses, roses, lavender and sweet-scented Montana tumbling over the wooden knee rail fence.

Just as you thought you'd seen everything, the garage opens up to a bar and games room. A super finishing touch to a super family home.



Double Garage with Bar



Total Area: 1970 ft² ... 183m²

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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