



# 4, Honeybee Close

Langford,  
Bedfordshire, SG18 9PY

Offers in Excess of: £1,000,000

COUNTRY PROPERTIES  
PART OF HUNTERS

This individually designed 6 bedroom luxury detached home boasts 3,826 sqft of contemporary living space - ideal for a growing family. The property is offered with no upward chain and is situated within a private gated development of just five homes in the popular village of Langford.

- Stylish kitchen/breakfast/family room with integrated appliances and bi-folding doors opening onto the rear garden
- Two bathrooms and two en-suites
- Solar panel energy system
- A selection of 'good' & 'outstanding' schools in the nearby area including private schools in Bedford & Hitchin
- Easy access to the A1 and M1 - an ideal location for commuters!
- Separate study - ideal for those working from home
- CAT5 cables throughout
- Double garage with electric door and storage in eaves
- Situated less than 3 miles from Biggleswade train station with direct trains into London St Pancras in just 39 minutes



## GROUND FLOOR

### Entrance Hall

Karndean flooring. Radiator. .Open into dining room. Doors into living room, family room, study, cloakroom. Storage cupboard. Stairs with glass balustrade rising to first floor.

### Study

11' 11" x 10' 10" (3.63m x 3.30m) Double-glazed dual aspect windows to front and side. Karndean flooring. Radiator.

### Living Room

17' 9" x 14' 7" (5.41m x 4.45m) Feature limestone fireplace with inset gas fire. Two radiators. Full height double glazed window and French doors opening onto the rear garden.

### Dining Room

14' 7" x 11' 3" (4.45m x 3.43m) Double glazed window to rear. Radiator. Karndean flooring.

### Breakfast/Family Room

17' 2" x 14' 7" (5.23m x 4.45m) Bi-folding doors opening onto the rear garden. Radiator. Karndean flooring. Opening into:

### Kitchen

18' 0" x 10' 10" (5.49m x 3.30m) A range of wall and base units with granite worksurfaces over. Inset one & half bowl stainless steel sink with granite drainer and swan neck mixer tap over. Pop-up sockets. Neff induction hob with extractor hood over. Eye level double Neff 'Slide and Hide' ovens (1 x circotherm, 1 x circotherm steam) with warming drawers below. Bosch full height integrated fridge. Integrated Miele dishwasher. Double glazed window to rear. Door to utility room.

### Utility Room

17' 8" x 7' 7" (5.38m x 2.31m) A range of wall and base units including space for washing machine and tumble dryer, with laminate work surfaces over. Radiator. Karndean flooring. Internal door with access to boiler room containing boiler, mains fuse box & hot water cylinder. Two external doors providing access to both front and rear of house.

### Cloakroom

Suite comprising low level wc and vanity wash hand basin with tiled splashbacks. Radiator. Obscure double glazed window to front.

## FIRST FLOOR

### Landing

Double glazed bay window to front. Stairs with glass balustrade rising to second floor. Doors to bedrooms and bathroom. Airing cupboard containing CAT5 network patch panel.



### Bedroom 1

21' 8" (into bay) x 13' 9" max (6.60m x 4.19m)  
Double glazed bay window to rear. Two radiators.  
Doors into dressing room and:

### En-Suite Shower Room

Fitted vanity units comprising of low level wc, wash hand basin and storage cupboards. Double shower cubicle. Large mirror with lighting above. Heated towel rail. Karndean flooring. Obscure double glazed window to front.

### Bedroom 2

14' 8" x 12' 4" (4.47m x 3.76m) Double glazed window to rear. Built in cupboard. Radiator. Door to:

### Jack & Jill Shower Room

Fitted vanity units comprising of low level wc, wash hand basin and storage cupboards. Double shower cubicle. Heated towel rail. Obscure double glazed window to side.

### Bedroom 3

13' 9" x 10' 0" (4.19m x 3.05m) Double glazed window to rear. Built-in wardrobe with shelving and hanging rail. Radiator. Door to Jack and Jill shower room.

### Bedroom 4

15' 7" (max) x 9' 5" (max) (4.75m x 2.87m) Double-glazed window to front. Radiator.



## Family Bathroom

Three piece suite comprising low level wc, panel enclosed large double ended bath and vanity wash hand basin. Heated towel rail. Karndean flooring. Obscure double glazed window to front.

## SECOND FLOOR

### Landing

Storage cupboard. Doors into both bedrooms and bathroom.

### Bedroom 5

19' 7" (max) x 17' 9" (into bay) (5.97m x 5.41m)  
Double glazed dormer window to rear. Radiator.

### Bedroom 6

18' 5" (max) x 17' 8" (into bay) (5.61m x 5.38m)  
Double glazed dormer window to rear. Radiator.  
Built in shelving.

### Bathroom

Three piece suite comprising low level wc, panel enclosed bath with shower attachment and vanity wash hand basin. Heated towel rail. Karndean flooring. Velux window to rear.

## OUTSIDE

### Front Garden

Enter into Honeybee Close via five bar electric gates with remote entry. Follow driveway to end and enter no 4 via five bar wooden gates onto the large block paved driveway providing parking for at least 6 cars, leading to the double garage with grass and shrub borders. Paved pathway to front door and 2 separate gated accesses to the rear.

### Rear Garden

Laid mainly to lawn with paved patio area and mature tree and shrub borders. Further side garden. Large shed to remain. Gated access to front.

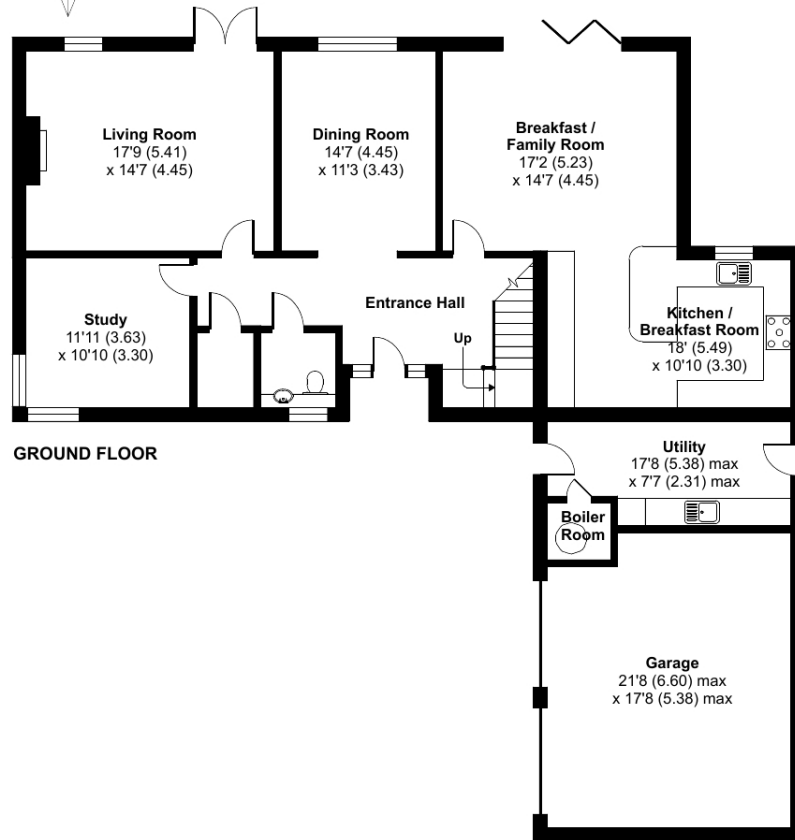
### Garage

21' 8" (max) x 17' 8" (max) (6.60m x 5.38m)  
Double garage with electric doors and eaves storage space. Potential to add staircase for access to storage space within the eaves.

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





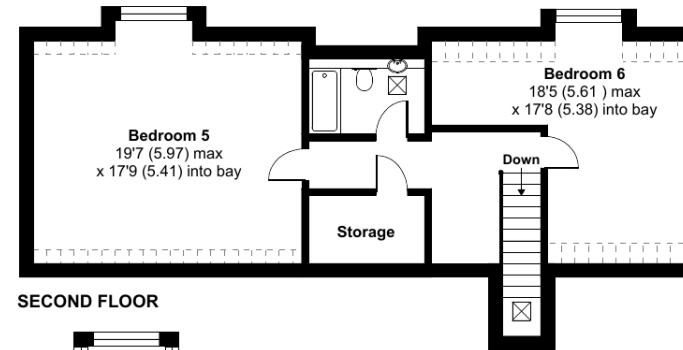


GROUND FLOOR

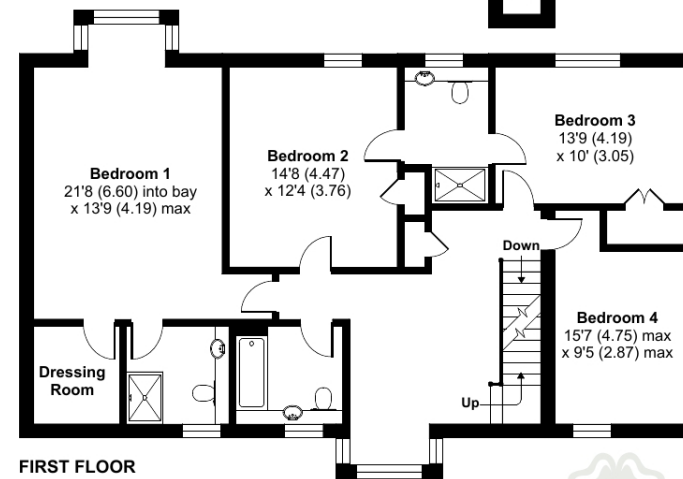
Denotes restricted head height

Approximate Area = 3486 sq ft / 323.8 sq m  
 Limited Use Area(s) = 70 sq ft / 6.5 sq m  
 Garage = 373 sq ft / 34.6 sq m  
 Total = 3929 sq ft / 365 sq m

For identification only - Not to scale



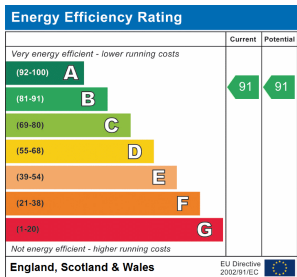
SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Country Properties. REF: 1063655



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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