

# Park Road House

Park Road, Stevington, Bedfordshire, MK43 7QG



PERFECTLY  
CONNECTING  
PEOPLE AND  
PROPERTY







## Contemporary Countryside Family Living at its Best

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A highly energy efficient, stone and slate country home, barely 17 years old, with nigh on 4000 square feet of superb family space - six bedrooms, a kitchen to die for, a garage that could be something more, driveway parking for at least four cars, and private, landscaped gardens surrounded by low stone walls that survive from olden days – all in the lovely, North Bedfordshire village of Stevington. What more could a family ask for?

Stevington is set in the heart of beautiful countryside away from the noise of busy main roads, the star-lit sky at night unspoilt by streetlights. Yet the village is within easy reach of the County town, its fast trains to London and elsewhere, and its world-renowned Harpur Trust private schools, while the highly thought of catchment school, Bromham Primary is just a couple of miles away. The adjoining village of Carlton is home to an outstanding Primary as well as a super little village stores and post office.

Within the village itself, the friendly and active community has ensured that you have a choice of two pubs, each offering something different, and a community shop in the church hall. How nice it is to follow in the footsteps of villagers over the last thousand years and wander to Sunday service at St Mary's Church. Be sure to seek out the holy well there. Picnic down by the beautiful Great Ouse. Perhaps join the boat club and spend a peaceful afternoon messing about on the river. Ramble across wonderful countryside in all directions, at one with nature. You, your family, and your dog, will love it here.



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## AT A GLANCE

- Main bedroom suite, with Juliet balcony, dressing room (fitted wardrobes and slide-out wooden storage for ties, belts, socks etc) and bathroom
- Guest bedroom suite, with bathroom and dressing area / 3<sup>rd</sup> bedroom suite with walk-in wardrobe and shower room / 4th bedroom with shower room / 2 further bedrooms, including single
- Family bathroom
- Kitchen/Breakfast room, with furniture from the White Kitchen Company, double Belfast sink, canopy hood, and Bosch integ. Dishwasher. Fisher & Paykel American-style fridge/freezer and Rangemaster Professional range cooker by separate negotiation
- Utility room, with Belfast sink and airing cupboard
- Dining room
- Sitting room and separate Garden room
- Family room and separate Study
- Hall, with cloakroom / Landing with loft access
- Double garage, with electric doors, and driveway parking for at least 4 cars
- Landscaped gardens / separate central sitting/eating area / side area for fruit bushes (gooseberries, red currants, and raspberries), plus bins, outside tap and water butts
- Mains gas central heating, with Vaillant boiler under warranty (only 5-years-old) / Ultrasteel indirect hot water system / Downstairs underfloor heating linked to central heating, with elec. underfloor heating in bathrooms (set before you step inside) / Full double glazing

## FURTHER FACTS & FIGURES

- Superfast fibre internet connectivity
- Council tax band: H / EPC rating: B
- Bedford Railway Station: 6.5 miles - fast trains to London: 38 mins.
- Catchment school: Bromham Primary
- Supermarket: 4 miles



How hard it is to raise your eyes from the gorgeous floors, beautiful limestone, occasionally giving way to oak, the huge flagstones in the kitchen replete with natural fossils. But nor will you ever tire of looking at, or being in, your kitchen. Lovely painted Alder, quartz-topped handmade furniture, oak interiors (open doors and dovetailed drawers to fully appreciate what you have), solid brass butt hinges and special handles, bespoke island with bar and bench seating, wine cooler to hand. The hub of the home. A sheer delight.

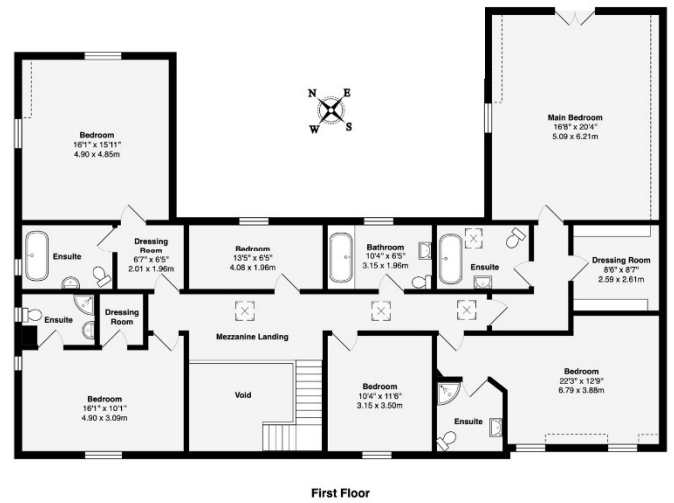
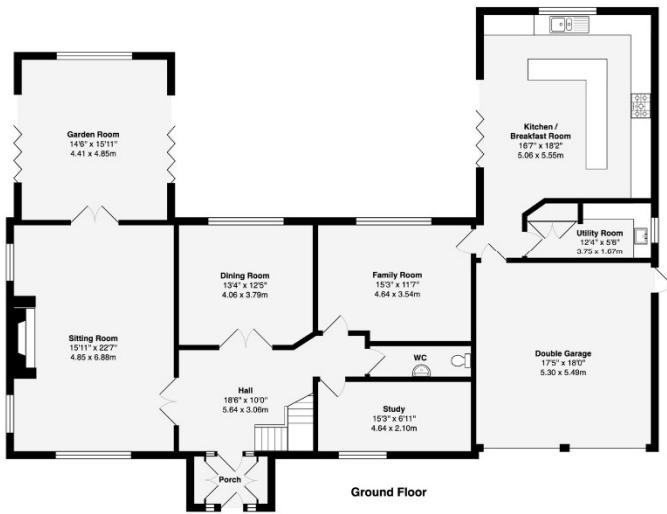
As soon as you step into the super hall and glance upwards to the oak-galleried landing, or straight ahead through the dining room and on to the neighbouring orchard, you realise that this is a home full of light and space, where no one will get under each other's feet. It's a home where the family can come happily together and slump in front of the lovely stone fireplace, logs ablaze in the stove following that long winter dog walk - but it's a home too, where everyone can have their own space.

You have every room you need, and then some – family room, games or playroom, studies – you decide! Upstairs, bathrooms full of style, bedrooms full of character, not least the two largest, with their vaulted ceilings and far-reaching countryside views. Guests can be forgiven for thinking they're in a top-class hotel.

Park Road House is a family home first and foremost, but it's also a home designed for entertaining – where the kitchen and garden room extend to the outside eating area, the latter room, in turn, opening through further bifold doors to the garden. Could there be anywhere better for a summer party?

Professionally landscaped, the garden's as right for the boisterous child as for the keen gardener. Various sitting areas, set amongst well-stocked, bee-friendly beds and borders, surround the lawns. Beautiful, weeping silver birch and other bird-filled trees vie for attention. House and gardens combining to make a superb family home.





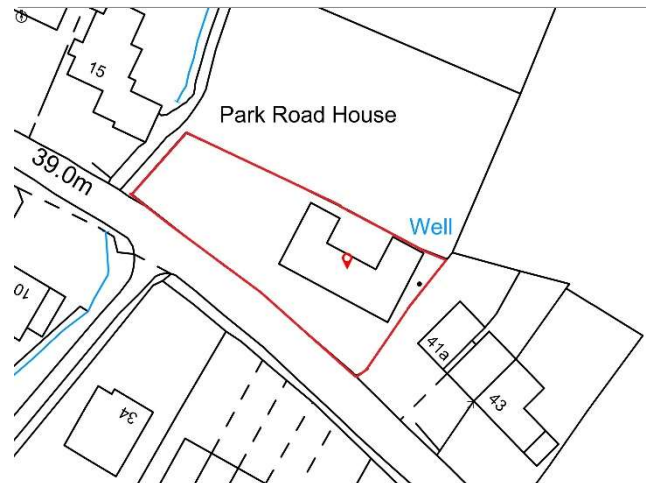
**Total Area:** 3921 ft<sup>2</sup>... 364.3 m<sup>2</sup> (including Garage, Excluding Void)

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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