

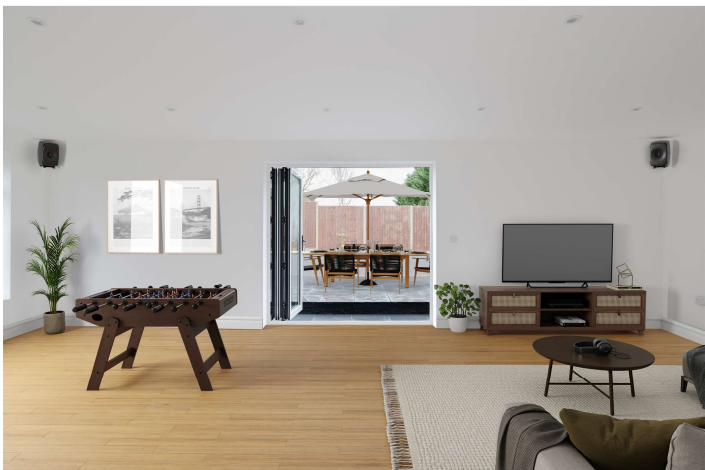
Field View, The Old Hay Barns

Shrubbery Lane, Wilden, Bedfordshire MK44 2PH



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Striking, New-Build, Barn-Style Family Home, With 0.5 Acres and Amazing Views

A superb, highly energy efficient, brand-new home of some 3400 sq.ft., with 4 or 5 double bedrooms, including a super downstairs suite, and in a wonderful, countryside setting within the Bedfordshire village of Wilden. Half-an-acre of lovely gardens surround the property, with car port and 3-phase EV charging station, summerhouse and oodles of gravelled parking space. Designed for flexibility, if you're early enough you have a highly thought of developer on hand to discuss specifications and finish your new home exactly as you would wish.

The Old Hay Barns is an exclusive development of just 4 fabulous homes, at the end of a long, private drive, thus giving you enviable views and no passing traffic. You and your friendly neighbours can wander across the drive, through a private 5-bar wooden gate and be out in the fields with your dog inside 10 seconds.

A lovely, 20-minute stroll takes you past the village hall to the local primary school and to Sunday service at Wilden's Grade I-listed Church of St Nicholas, with its beautiful font and stained-glass window which survived the Reformation. Wander down the lane in the other direction to Pell's farm shop and nursery. The village pub is waiting for a buyer, but one of the finest pub and restaurants in the County, The Plough at Bolnhurst, not to mention Colmworth Golf and Country Club, are both within a couple of miles. And Ravensden is only 1.5 miles, with its popular village pub and shop.

So rural, yet so close to every facility about 5 miles away in the County town of Bedford, with its world-renowned Harpur Trust private schools, its outstanding Free School, and its fast trains to London inside 40 minutes. The East/West rail link, if it goes ahead, will provide fast links as well to both Oxford and Cambridge and is not expected to affect your enjoyment of your new home (details available on request). Luton Airport is under 30 miles away. Travelling from Field View for business or pleasure is a breeze, but it's coming home that will make you feel like you're on holiday.



Field View, 4 The Old Hay Barns

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AT A GLANCE – 3440 Sq. Ft. / Half an acre / 4/5
Bedrooms (all with fitted furniture) – as follows:

- Main Bedroom Suite, with Shower and Dressing rooms
- Double bedroom suite, with bathroom (including separate shower) and Dressing area
- Double Bedroom
- Double bedroom/Study
- Bathroom, with bath and separate shower
- Landing, with fitted furniture
- Downstairs Guest Bedroom, with Wet room
- Kitchen/Dining room, with bifold doors to outside coffee area and front garden
- Utility room, with door to outside
- Sitting room, with media wall, remote-controlled electric fire and French doors to garden
- Social/Entertainment room - bifold doors to terrace
- Hall, with Cloakroom and Storage/Plant room
- Air-source heat pump to underfloor heating downstairs and radiators upstairs / Electric underfloor heating to bathrooms / High performance windows and insulation / Security system, including cctv / Outside lighting / 3-phase electric
- Car port for 2 cars, with 3-phase, 22 kw EV charger / 5-bar wooden gate to gravelled driveway parking for numerous cars, including dedicated area
- 0.5 acres Gardens, with Summerhouse (Possible outdoor office), Shed and children's wooden play equipment



FURTHER FACTS & FIGURES

- Starlink internet (download speed 150 Mbps) / Council tax band: F / EPC rating: tbc
- Bedford Railway Station: 5.7 miles – fast trains to London: 39 minutes
- School catchment: Wilden Primary: 1 mile / Sharnbrook: 9 miles or Mark Rutherford: 4 miles / Bedford Free School and Private Schools: 4-6 miles
- In village: Pells Farm Shop



How fortunate to live in such peaceful surroundings, to have such a gorgeous approach, past the wonderful old farmhouse at the bottom of the field-lined drive, turning past the wildlife pond and through your wooden 5-bar gate, young hedging and mature, blossoming trees welcoming you home, an old fruit tree supplying you with all the delicious apples you could want. An amazing setting and an amazing building.

Lowered to avoid impinging on the countryside, weatherboarded and roofed in natural slate, your new home manages to ooze style while blending in with its superb surroundings.

This is a home that is at once impressive to visitors and designed for both entertaining and for everyday family life. Pathways and retaining walls in natural slate and granite wind their way around the house and lawns to an area at the back for al fresco eating and drinking, bifold doors opening to the social room, a fabulous space for games and even, perhaps, a bar. And round to the children's play area and to the summerhouse, which could be your outdoor office, if you wish.

One of the vaulted-ceilinged bedrooms upstairs is also designed to be a study, if you prefer. The huge bedroom suites at each end will spark a debate as to which is the principal. One has a separate dressing room as well as shower room, with twin-basin vanity, but wallowing in your own freestanding bath and waking up to such inspiring countryside views must be hard to resist. As the downstairs bedroom will be for your guests who, of course, also have their own stylish wet room.

Field View is highly insulated, with energy efficiency and comfort in mind. Each room is spacious and drenched in natural light, not least the hub of the home, where you can wander in stockinged feet on heated porcelain floors, cook with high-end appliances housed in beautiful, quartz-topped furniture, mill around the island, dine in comfort and slide open bifold doors both to the super sitting room, complete with media wall and remote-controlled winter fire, and to the front terrace for summertime coffee.

Moreover, the garden is already expensively planted with beautiful, evergreen shrubs and trees that will develop with your family. You can all just move in and enjoy it.





Area of House: 3440 ft² ... 319.6 m²
 Area of Garden Room/Office: 185 ft² ... 17.2 m²
 Area of Carport: 317 ft² ... 29.5 m²
Total Area 3942 ft² ... 366.3 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.

ARTISTRY
 PROPERTY AGENTS



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

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