



# 32, Stanford Road

Southill, Biggleswade,  
Bedfordshire, SG18 9HX

**£475,000**

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properties

Set in the sought after village of Southill this 3 bedroom home has been extended to provide a large open plan spacious kitchen/Dining/Living Room which is great for both modern family living and entertaining and also overlooks the large rear garden with farmland views.

- 23ft Outbuilding with power and light
- Re-fitted kitchen with integrated appliances
- Driveway provides off road parking
- Large South westerly facing rear garden with Summer House and countryside views
- Useful downstairs shower room and utility room
- Countryside walks on your doorstep - ideal for walking the dog!



## Ground Floor

### Entrance Porch

Obscure double glazed window to front. Fitted double storage cupboard with shelving and hanging rail. Radiator. Leading to:

### Entrance Hall

Stairs raising to first floor. Doors into living room and family room.

### Family Room

Multi pane double glazed window to front and side both fitted with wooden shutters. Wood effect flooring. Radiator. Leading to:

### Inner Lobby

Door to shower room, utility room and open plan to kitchen.

### Shower Room

Low level wc, wash hand basin. Shower cubicle, fully tiled walls, extractor fan.

### Utility Room

7' 7" x 7' 4" (2.31m x 2.24m) A range of wall and base units with roll edge work surfaces over, inset sink and drainer unit with swan neck tap over. Space and plumbing for washing machine and tumble dryer. Floor standing oil fired boiler. Polished tiled flooring. High gloss brick effect splash backs. Obscure double glazed window to side and door leading to front and rear.

### Kitchen/Dining Room

24' 8" x 12' 6" (7.52m x 3.81m) A range of wall and base units with marble effect composite worktops over and high gloss brick effect splash backs. Inset butler sink with swan neck mixer tap over. Built-in eye level electric oven and grill. Electric hob with stainless steel extractor hood over. Space for fridge freezer. Integrated dishwasher. Island with breakfast bar. Double glazed windows to front and side. Wood effect flooring. Large Velux window. Open plan to Dining area

Wood effect flooring. Radiator. Double glazed double doors with wing windows onto rear garden. Large Velux window. Open plan to Living room.



## Living Room

17' 4" x 10' 11" (5.28m x 3.33m) Multi pane double glazed window to front fitted with wooden shutter. Radiator. Wood effect flooring. Inset wood burning stove with tiled hearth and fitted shelving units and cupboards to recess chimney breast. Feature ceiling beam.

## First Floor

### Landing

Double glazed window to rear with views over open farmland. Radiator. Loft access. Doors leading to all rooms

### Bedroom 1

11' 4" x 11' 2" (3.45m x 3.40m) Multi pane double glazed window to front. Radiator. Views over farmland.

### Bedroom 2

13' 7" x 8' 1" (4.14m x 2.46m) Multi pane double glazed window to front. Radiator. Wood effect flooring. Built-in wardrobes. Views over farmland.

### Bedroom 3

9' 0" x 7' 11" (2.74m x 2.41m) Multi pane double glazed window to rear with view over open farmland. Wood effect flooring. Radiator.



## Bathroom

Comprising of panel enclosed bath and shower over. Low level wc. Vanity wash hand basin. Obscure double glazed window to rear. Radiator. Tiled splashbacks.

## Outside

### Front Garden

Laid to lawn. Paved driveway providing off road parking for 2 cars.

### Rear Garden

Private enclosed south westerly facing garden. Large paved patio area. Timber log store (to remain). Timber bike shed (to remain). Greenhouse (to remain). Paved pathway leading to further garden area laid to lawn with views over open farmland. Conifer screening to side. Timber shed (to remain). Water tap. Service lights.

## Outbuilding

23' 10" x 17' 6" (7.26m x 5.33m) Large timber outbuilding currently used as a gym. Fitted with power and light. Double glazed windows to side. Windows to rear. Double doors to front.

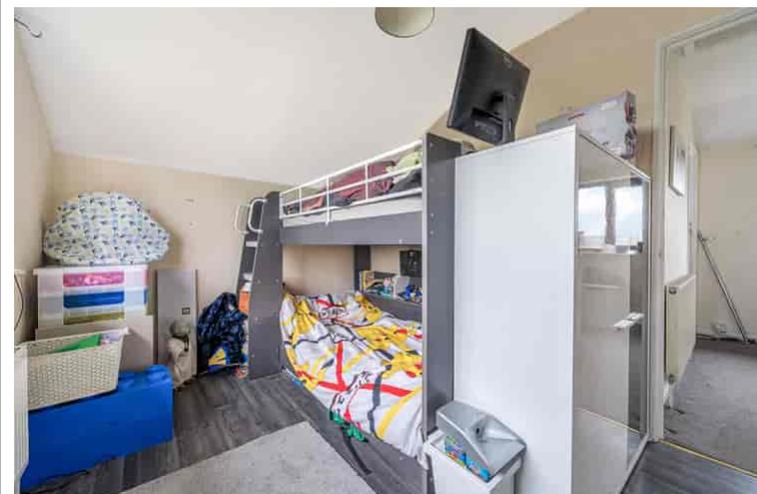
## Summerhouse

11' 6" x 9' 5" (3.51m x 2.87m) Windows to side and front with double doors to entrance. Fitted with power and light.

## Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries @mortgagevision.co.uk

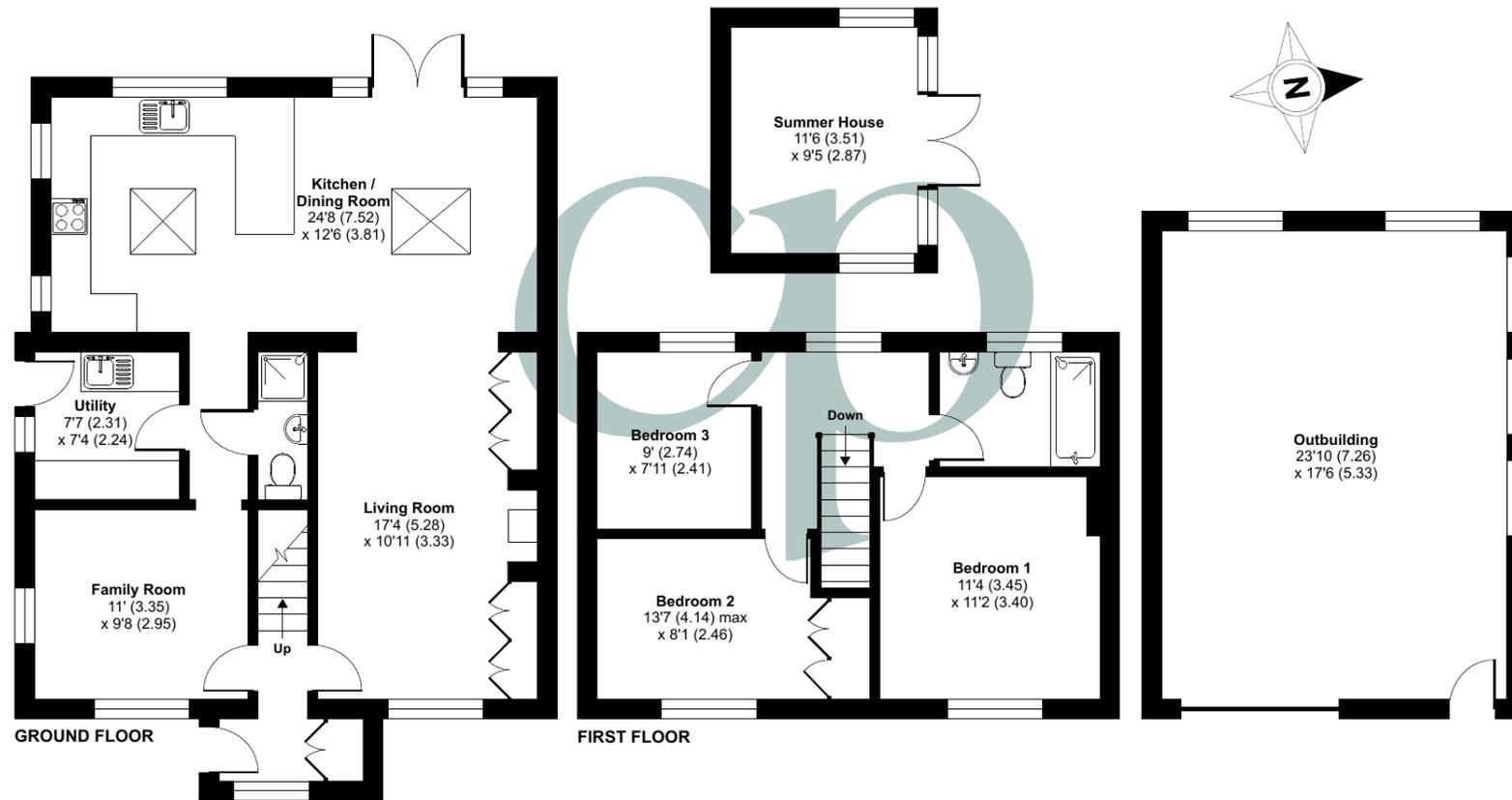
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





Approximate Area = 1253 sq ft / 116.4 sq m  
Outbuilding = 417 sq ft / 38.7 sq m  
Summer House = 109 sq ft / 10.1 sq m  
Total = 1779 sq ft / 165.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Country Properties. REF: 1263698

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Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: [shefford@country-properties.co.uk](mailto:shefford@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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