



32, The Green

Beeston, Sandy,
Bedfordshire, SG19 1PF

Freehold OIEO £1,000,000

country
properties

**** OPEN DAY on Saturday 17th August 10:00am - 13:00pm ****

Welcome to this beautiful five-bedroom country house, offering spacious and flexible accommodation, mature landscaped gardens, a separate office suite, and a gated private driveway with ample parking for family and guests. Nestled on a private road, adjacent to fields and set back from the village green, this property provides a fantastic country lifestyle in the picturesque countryside village of Beeston.

The property comprises an entrance hallway, a spacious lounge with patio doors onto the rear garden, a large snug/playroom, a study, a formal dining room, a large conservatory, a kitchen/breakfast room, a utility room, a downstairs WC, and a boot room. The first-floor accommodation provides five fantastic bedrooms, with an en-suite to the master bedroom and a Jack and Jill family bathroom.

Additionally, the property features a separate living space/office/possible annex building, offering the purchaser further potential.

Set in glorious mature landscaped gardens nearing 3/4 of an acre, this home benefits from a private, peaceful, and secluded location within the heart of the local community of Beeston. Despite its tranquillity, it is not isolated, being within easy reach of major roads and trains to London, providing quick access to the city. The property is also close to a great supply of local amenities, including restaurants, convenience stores, and shops in the neighbouring towns of Sandy and Biggleswade.

- Fantastic countryside location
- 5 Reception rooms and kitchen/breakfast room
- Stunning private formal gardens
- Multiple sheds and greenhouse in the kitchen garden
- Council Tax Band G
- Detached 5 bedroom home
- En-suite to master
- Large driveway for 6 - 7 vehicles
- Versatile office/summerhouse/annex potential with power & lighting
- EPC Rating D



The village of Beeston boasts a beautiful, historical village green, and the property is peacefully located behind it, benefiting from stunning west-facing countryside views and amazing sunsets. The A1(M) is easily accessible, and the property is approximately a 0.9-mile walk to Sandy mainline train station, with a journey time to London King's Cross of approximately 48 minutes. The larger town of Biggleswade is just 3 miles away and offers a variety of public houses, restaurants, and shops, including a large retail park with high street stores such as Next and Marks & Spencer. The town centre is steeped in history and features good schools, local cafes, and bars.

Accommodation

Entrance

7' 3" x 3' 5" (2.21m x 1.04m)

The entrance provides a large open space opening into the conservatory with access into the entrance hallway. This space is entered via a uPVC double glazed front door and comprises of a uPVC double glazed window to the front aspect, tiled flooring, obscure uPVC double glazed window and door into the entrance hallway.

Entrance Hallway

Radiator, smoke detector, alarm system, stairs rising to the first floor, large under stairs cupboard, doors to:

Lounge

26' 5" x 13' 2" (8.05m x 4.01m)

A fantastic size lounge provides lots of light through the dual aspect uPVC double glazed window to the side aspect and two large double glazed windows to the side aspect, two large radiators, fitted oak book shelves with units to either side of the chimney breast, working fireplace with stone mantle, a beautiful surround and tiled heath, and uPVC double glazed doors leading onto the patio area.

Snug

13' 1" x 12' 4" (3.99m x 3.76m)

The snug provides an extremely versatile space which could be used as a playroom/snug/family room and comprises; uPVC double glazed patio doors leading out onto the front garden, large radiator and plenty of double sockets.

Study/Office

8' 11" x 8' 4" (2.72m x 2.54m)

The study provides a secondary versatile space and provides a uPVC double glazed window to the rear aspect, radiator and plenty of double sockets.

Kitchen

14' 10" max x 14' 5" max (4.52m x 4.39m) L - Shaped
Tiled flooring, matching wall and base units with a roll edge worktop, stainless steel sink 1 1/2 with drainer, tiled splash backs, plenty of double sockets, 4 ring electric hob with cooker hood above, integrated under counter freezer, two integrated large freezers, Siemens half height double oven, built in wine rack, door leading into a spacious pantry with shelving, large double glaze uPVC window to the front aspect, doors to the utility room and entrance hallway.

Utility Room

13' 0" x 6' 11" (3.96m x 2.11m)

Tiled flooring, radiator, matching wall and base units with a roll edge work top, tiled splash back, space and plumbing for a washing machine and tumble dryer, large uPVC double glazed window to the front aspect, access into the downstairs WC, formal dining room and boot room.

Downstairs WC

Tiled flooring, uPVC double glazed obscure window to the side aspect, radiator, wash hand basin with pedestal, low level flush WC.

Formal Dining Room

18' 10" x 10' 5" (5.74m x 3.17m)

A large versatile space currently used as a formal dining room which allows space for a 12 seat dining table, radiator, plenty of double sockets, built in cupboard housing the consumer unit, Large uPVC double glazed patio doors with a window either side leading into the conservatory, two uPVC double glazed windows to the side aspect.



Conservatory

19' 6" x 14' 8" (5.94m x 4.47m)

The conservatory is fully double glazed providing windows to all sides with a set of large uPVC double glazed patio doors leading onto the patio, tiled flooring, radiator and wall lighting.

Boot Room

15' 10" x 8' 9" (4.83m x 2.67m)

The boot room provides its own small loft space, radiator, uPVC double glazed obscure door and window to the rear aspect, access to the gas supply and fuse box, plenty of double sockets, alarm system, built in units, large uPVC double glazed window onto the garden and a uPVC double glazed door to the side aspect onto the front garden.

First Floor

Landing

Hatch to the boarded loft with a ladder and light, two radiators, large airing cupboard, alarm system, smoke detector, uPVC double glazed window to the rear aspect, doors to:

Master Bedroom

19' 10" x 13' 2" (6.05m x 4.01m)

A brilliant size room with its own dressing area with access into the en-suite, a large open arch leads into the main bedroom with plenty of double sockets, heating controls, radiator and a uPVC double glazed window overlooking the rear aspect.

En-suite

Large double shower with mains shower above and rain shower, heated towel rail, spotlights, extractor fan, double his and hers sink with vanity unit below, his and hers mirrors, fully tiled, low level flush WC, obscure uPVC double glazed window to the side aspect.

Bedroom Two

13' 1" x 12' 1" (3.99m x 3.68m)

The second bedroom is a large double room with plenty of double sockets, uPVC double glazed window to the front aspect, large radiator and a stunning built in desk unit and large wardrobe with mirror sliding doors and built in shelving to either side.

Bedroom Three

12' 4" max x 11' 2" (3.76m x 3.40m)

uPVC double glazed window to the front aspect, large radiator, under floor heating controls, plenty of double sockets, access into the family bathroom.

Bedroom Four

12' 1" x 10' 3" (3.68m x 3.12m)

Double bedroom with an open archway into bedroom five, radiator and a large uPVC double glazed window to the rear aspect.

Bedroom Five

9' 5" x 8' 5" (2.87m x 2.57m)

The fifth bedroom has an archway opening to bedroom four creating a versatile space which could be used as its own bedroom or a dressing area/play area. The space provides a radiator, plenty of double sockets and a uPVC double glazed window to the rear aspect,





Family Bathroom

The family bathroom is an amazing space with Jack and Jill doors from the landing and bedroom three, stand alone corner shower with mains shower and rain shower above, tiled flooring, partially tiled walls, large heated towel rail, low level flush WC, wash hand basin with vanity unit below, under floor heating, stand alone feature bath with mixer taps, obscure double glazed window to the front aspect.

The Gardens

Front Garden

The front garden is mainly laid to lawn and is bordered by trees and shrubs providing an enclosed and private space with a built in log store, brook and a pathway leading round the front of the property round to the rear garden via an iron gate.

The Formal Gardens

Patio doors lead from the lounge and conservatory onto a stunning patio area ideal for entertaining or alfresco dining with a feature pergola, outside lighting and sockets. The garden is mainly laid to lawn, fully enclosed via fence and is surrounded by trees and plants, a gravel pathway leads down to the rear of this space where this is a children's playhouse/shed, full outside lighting, access to the driveway providing off road parking for 6 - 7 vehicles and gated access into the orchard garden.

The Orchard Garden

The orchard garden is accessed from the formal garden via a gate and is bordered by trees, shrubs and plants. This space provides a further storage shed, patio area, external sockets, water point and a pathway leading to round to the kitchen garden and property entrance with access to the converted garage and driveway providing off road parking for 6 - 7 cars.

The Kitchen Garden

The kitchen garden provides a fully enclosed secluded vegetable garden with raised flower beds, large greenhouse, an array of fruit trees and a private patio area. This area also leads round to provide access to the garage which has been converted as is currently used as two office spaces with power and lighting.

Outbuilding

Office

17' 4" x 10' 4" (5.28m x 3.15m)
Composite obscure glazed door, large uPVC double glazed window to the front aspect, built in speakers, spotlights, alarm system, consumer unit, bi-fold single glazed internal doors leading into the second office space.

Office Two

17' 4" x 10' 4" (5.28m x 3.15m)
Two double glazed uPVC windows to the rear aspect, built in speakers, spotlights, wall lighting, plenty of double sockets, mobile Wi-Fi, loft hatch to the fully boarded loft with light, electricity and a uPVC double glazed window to the front aspect.

Owners Love

What I love most is simply strolling round the garden in the sunshine, taking in the view. There are so many hidden gems here - plants, mature trees and of course, the local wildlife that likes to pay a visit.

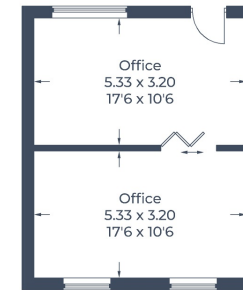
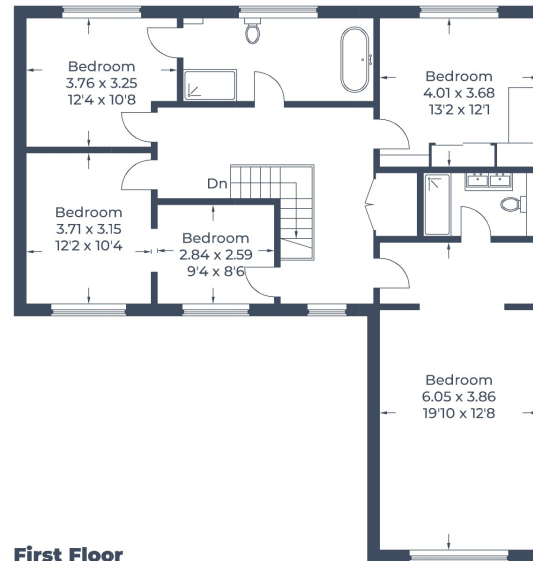
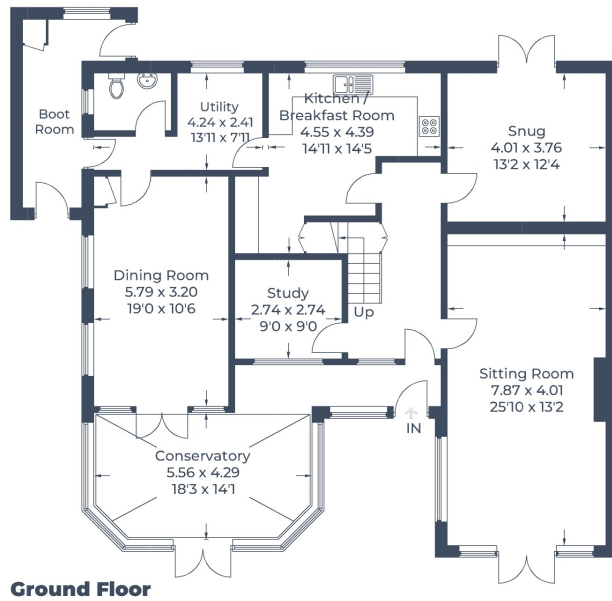
I love the peace and quiet. It's a sanctuary from the hustle and bustle. We're in a very private, peaceful spot, yet not isolated - Beeston is a nice communal place.

We're right in the middle of the Bedfordshire countryside. We've miles of walks through the fields, literally outside our gates and the Green is a lovely open space for picnics and play with the family.



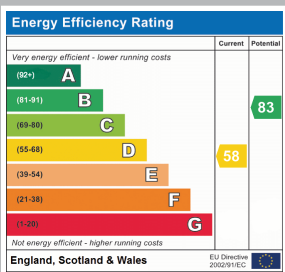


Approximate Gross Internal Area
 Ground Floor = 150.8 sq m / 1,623 sq ft
 First Floor = 117.7 sq m / 1,267 sq ft
 Office = 35.2 sq m / 379 sq ft
 Total = 303.7 sq m / 3,269 sq ft



Office
 (Not Shown In Actual
 Location / Orientation)

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 measurements are approximate, not to scale.
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Viewing by appointment only

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