



Brookvale, Upper Stondon Offers in Excess of £375,000

A slice of countryside history - Built in 1873 and part of a small row of period cottages, this is full of original character and stories | Front and rear gardens on a generous plot - With approx. 0.14 acres in total, you've got space to grow veg, entertain, or just enjoy the outdoors | Uninterrupted countryside views - The rear garden backs onto open fields, giving you a green and peaceful outlook every day | A layout that suits real life - With three bedrooms and a downstairs shower room, it works for couples, small families, or those who work from home | Bright, cottage-style kitchen - With fitted units, a breakfast bar, and views across the garden - it's practical but homely | Cosy lounge with a central fireplace - The kind of room that makes you want to light a candle and stay in | Plenty of room to personalise - Well-kept but with scope to put your own stamp on the interiors | Garden zones with potential - Gravelled seating area, lawn, and a separate rear section - create the outdoor lifestyle that fits you | Tight-knit village community - In Upper Stondon, neighbours know each other and the pace of life is just a little more relaxed | A rare find that's not too big, not too small - A home with charm, plot size and practicality - without the upkeep of something larger



A Rare Slice of Rural Bedfordshire – Character Cottage with Stunning Views & Generous Plot

Built in 1873 and part of a row of former estate cottages set deep in the Bedfordshire countryside, this three-bedroom home offers a peaceful escape from the pace of modern life - with views, history, and a wonderful sense of community.

This is not a big house. But it is a special one.

With just 776 sq. ft of living space, the charm here is in the setting, the connection with the landscape, and the rare chance to own a home with history and land. The plot measures approx. 0.14 acres, with established garden areas to the front and rear - plus a gravelled section at the back separating an additional garden area with direct views across open fields.

Inside, it's got everything you need and nothing you don't. A cosy living room centres around a large brick fireplace - ideal for lazy Sunday afternoons and winter evenings by the fire. The kitchen has been updated in recent years and includes built-in appliances, shaker-style units, and space for a small breakfast area.

Upstairs you'll find three bedrooms - two genuine doubles and a single that could also serve as an office or dressing room. The bathroom is downstairs, fitted with a modern suite and walk-in shower.

And while there's no mistaking the cottage's age, the windows are double glazed and the home is warmed by gas-fired central heating. There's also a surprising amount of built-in storage - including a useful boot room area off the kitchen and an airing cupboard on the landing.

You'll also find an attractive cottage-style garden to the rear, which extends beyond the gravelled parking area and looks directly onto open fields — a rare, uninterrupted view that never really gets old. Out front, the plot's unusually large, with a paved seating area that catches the afternoon sun and offers a great spot to sit with a book, a drink, or a few good friends.

The home is part of a small cluster of houses that share long-standing neighbourly ties - a place where people know one another and look out for each other. It's a lifestyle choice, not just a location.

A Bit of History

This row of terraced homes dates back to the Victorian era and was built as part of the nearby estate at Brook End. Though once workers' cottages, they now represent a unique slice of Bedfordshire's rural heritage - updated for modern living without losing their soul.

About Upper Stondon

Tucked between Lower Stondon and Meppershall, Upper Stondon is a small, semi-rural hamlet surrounded by rolling countryside and farmland. It's a quiet, community-led spot with walking routes on the doorstep and easy access to nearby villages for day-to-day essentials.

Commuting's still practical, with road links via the A507, A600 and A1(M), and Arlesey mainline station just 10–15 minutes away by car - with direct trains into London King's Cross in around 50 minutes, plus onward links to Gatwick and Brighton.

In Summary

This home isn't about square footage - it's about connection. With nature, with the land, with neighbours, and with a more peaceful way of life. If you're looking for something more grounded, more personal, and with a story to tell - this could be your next chapter.



| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - TBC

| GROUND FLOOR

Living Room: Approx 16' 2" x 12' 0" (4.94m x 3.65m)

Kitchen: Approx 13' 6" x 8' 10" (4.11m x 2.69m)

Bathroom: Approx 13' 10" x 5' 7" (4.22m x 1.70m)

| FIRST FLOOR

Bedroom One: Approx 13' 3" x 8' 11" (4.05m x 2.73m)

Bedroom Two: Approx 12' 0" x 8' 11" (3.65m x 2.72m)

Bedroom Three: Approx 8' 11" x 6' 11" (2.72m x 2.12m)

| OUTSIDE

Low maintenance rear garden with access to off road parking for 3 cars



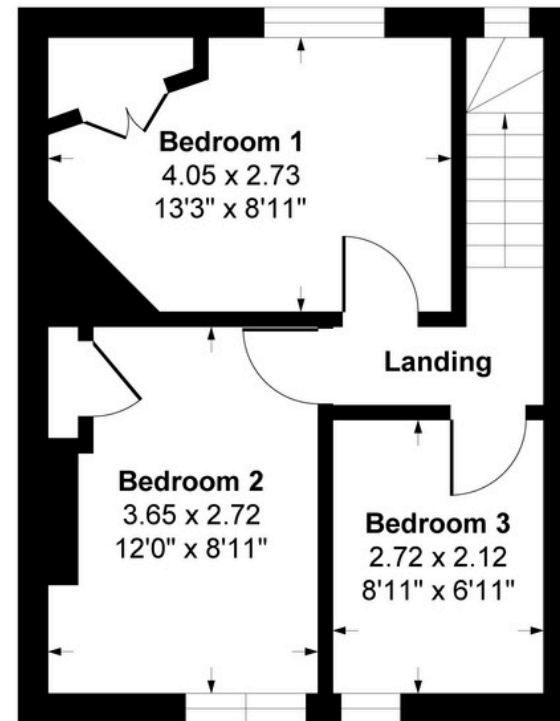
Ground Floor

Approx. 39.9 sq. metres (429.5 sq. feet)



First Floor

Approx. 32.2 sq. metres (327.2 sq. feet)



Total area: approx. 72.1 sq. metres (776.7 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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