

BROOKE HOUSE  
TEMPSFORD



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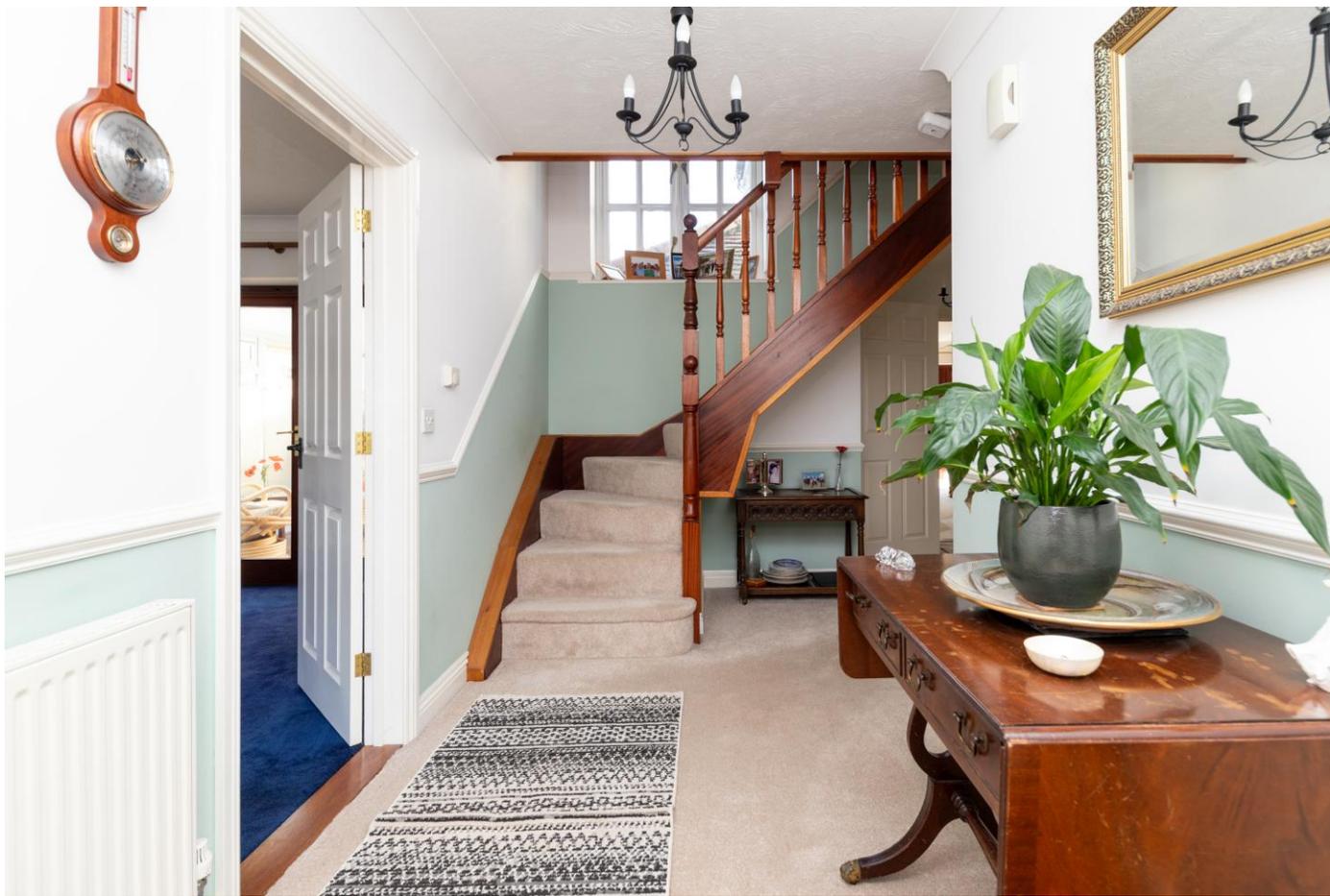
Guide Price: £725,000 - £750,000

Detached House



4 Bedrooms | 3 Bathrooms | 3 Receptions

  
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## Key Features

- A heritage inspired, individually constructed home, set within the picturesque village of Tempsford
- A stone's throw away from the ancient monument of Gannocks Castle, scenic trails and other historic landmarks
- Easy access to major road links and trainlines such as the A1(M), A421 and Sandy Train Station
- In the catchment area of Ofsted 'Good' rated primary and secondary schools
- Four-bedroom detached family home, presenting spacious, sun-soaked interiors
- A substantial 10ft by 9ft principal en-suite, second bedroom en-suite and a four-piece family bathroom
- Sitting room with inset 'Gazco' wood-burning stove, formal dining room, and a luminous garden/sunroom with bi-folding doors to the rear garden
- Highly functional shaker style kitchen with Art Deco Bow Drawer Handles, and an extensive range of integrated appliances
- An idyllic manicured rear garden with a large fishpond, mindful decorative placements and mature woodland trees
- Double-width garage with EV charging doc, and a private gated driveway with ample parking





## Description

Set within the idyllic village of Tempsford, just a stone's throw away from countryside trails and historic landmarks, comes this heritage inspired, modern village home. Individually built in 2004, Brooke House is a marvel to discover that flaunts spacious, sun-soaked interiors with classical touches. The home comprises four sizeable bedrooms, most of which include a wealth of built-in storage space, a total of three-bathroom suites, including a highly substantial 10ft by 9ft principal en-suite, and a four-piece family bathroom. The ground floor presents further spacious and formal accommodations, with a grand hallway entrance, a calming sitting room featuring a 'Gazco' inset wood burning stove, formal dining room, a luminous garden / sunroom with skylights and bi-folding doors, cloakroom and a kitchen/dining space with utility. The kitchen boasts high functionality with its generous floor area, and presents bespoke shaker style units with black 'Quartz' worktops and Art Deco Bow Drawer Handles, as well as a full range of integrated appliances. The west facing rear garden is a staple point of this family home, and forms a haven of peaceful solitude, with fresh manicured lawns, trickles of water from the fishpond, mindful and artistic placements, the gentle singing of woodland birds and the backdrop of mature forest trees. The property further comprises a double width garage and a private gated driveway which houses an ample number of cars. Brooke House exhibits high curb-side appeal with its characterful aesthetic, which is in keeping with the village's historic profile, and is nestled in Church Street, where behind the house, luscious fields extend far beyond.



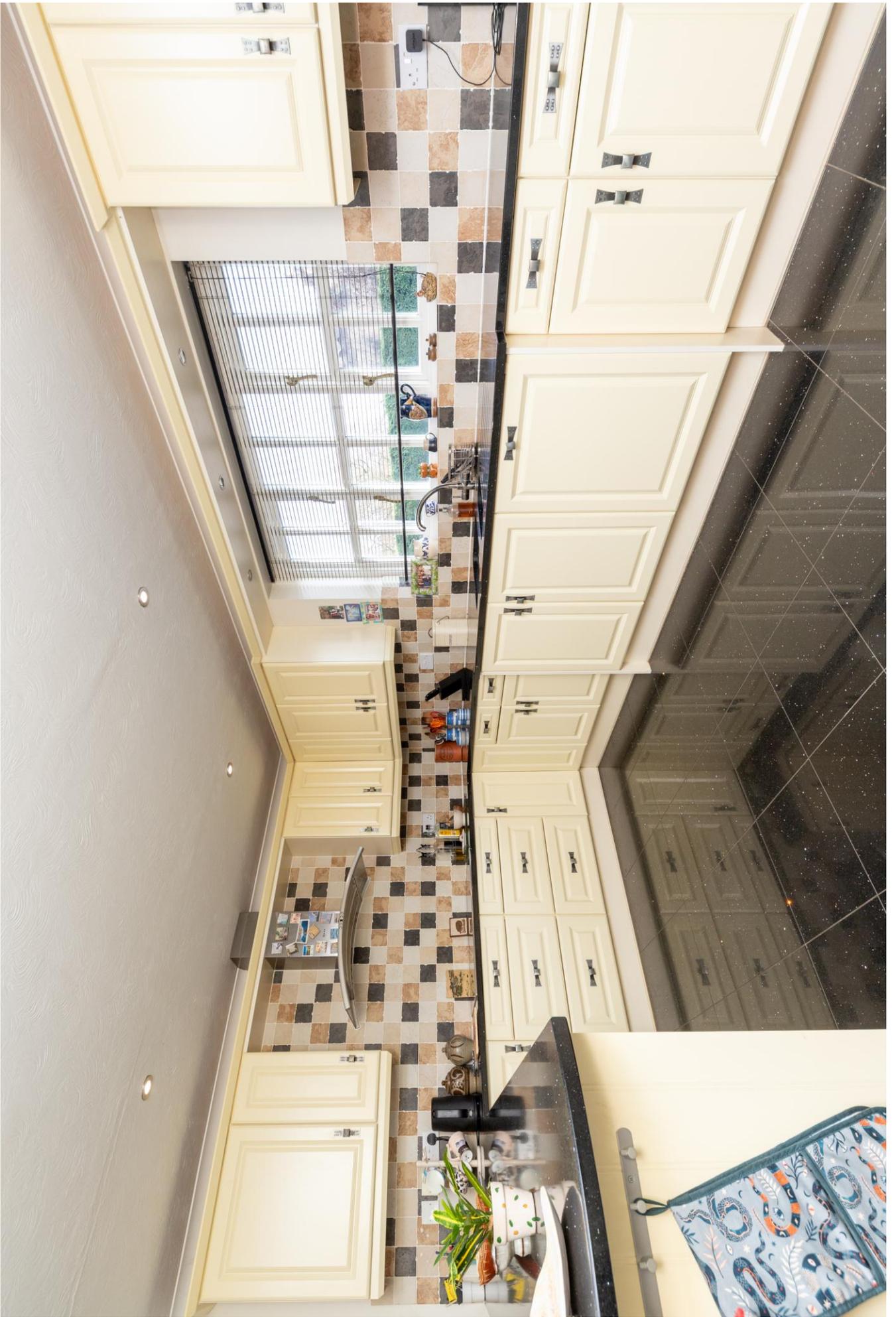
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## Reception Areas

Stepping into the grand hallway of Brooke House presents a classic winder staircase to the first-floor with a perfectly placed window that beams natural light into the space, and teases a silhouette of bordering woodland trees. There are doors off to all reception areas, and under the staircase, there is a step down into a lengthy cloakroom with a WC, hand wash basin and coat hangers. The sitting room exudes a feeling of calm as you enter through its double doors. It's a light and airy space that blends traditional and modern touches, with lovely Dado rails on the walls, decorative coving to ceiling, an inset 'Gazco' wood burning stove, and French doors to the beautiful garden. The dining room presents some similar original features, with French doors that lead into the sunroom, a radiant space with skylight windows, blissful views of the rear garden and bi-folding doors which lead out onto to it.





## Kitchen/Diner & Utility

This room is generous in size, and boasts a spacious kitchen area for all your culinary needs. The kitchen section is on a slightly raised platform of black 'Quartz' tiles, which is the same material used for the worktops and fitted dining table. The kitchen features off white shaker style units with exquisite Art Deco bow drawer handles, and briefly comprises a one and a half bowl inset sink with a mixer tap, built-in fridge and freezer, and an extensive range of integrated 'Neff' appliances, including oven and microwave, a ceramic hob with a stainless-steel extractor above and dishwasher. The dining section is also sizeable with a door which leads to the side access, and a doorway to the utility space which comprises further storage units, a one bowl stainless-steel sink unit as well as space and plumbing for a washing machine.





## First Floor

The first floor presents magnificent and beautifully lit spaces with partially vaulted ceilings. Sunshine shimmers through the substantial south facing principal bedroom, which possesses two built-in double door wardrobes, and enough light and space to incorporate a dressing area. The bed currently sits on an elevated platform with Chester draws on both sides facing the window, painting the picture of sublime, sunny mornings accompanied with the peaceful sounds of singing birds. The en-suite to the principal bedroom is impressively large, and currently acts as both a bathroom suite and a walk-in wardrobe. The en-suite's sliding door wardrobe contains incredible storage space that goes deep into the eaves. Bedroom two is also a double bedroom that features its own private en-suite and integral wardrobe space, and bedroom three too contains a built-in wardrobe, and is once again, another boastfully spacious double bedroom, complimented by more vaulted ceilings and dual aspect window implementations. Bedroom four works perfectly as a single bedroom, study or both, and the family bathroom is a well proportioned four-piece suite with a luxurious corner bathtub.



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## Gardens & Grounds

The west facing rear garden is a haven for peaceful solitude, a truly tranquil space with subtle water trickling sounds from the large fishpond, singing birds, floating butterflies and fresh manicured lawns. There is a wonderful trellis archway leading from the side gate wrapped in wisteria, a lovely picket fence providing partial enclosure, and the scenic backdrop of mature woodland trees with open fields that extend far beyond. The rear garden additionally features a block paved al-fresco dining and seating area, and a timber shed. The double width garage contains power and light, and is positioned to the far back. It securely parks two big cars and additionally features eaves storage and an EV charging doc. The driveway offers ample space for parking, and commands a sophisticated entrance via electric gates, providing the perfect level of privacy. Brooke House flaunts a marvellous exterior, built with tradition in mind and in keeping with the village's wonderful heritage. The property features a classic white rendered coat, traditional clay roof tiles, dormer windows and 'Farrow & Ball' painted window frames. The property's black picket fence subtly frames the front garden, and vibrant flowering bulbs of Crocus and Snowdrops trail underneath, completing the profile of this adorable village home.



### At a Glance

- EPC: D (65) Potential: C (69)
- Council Tax Band: G (£3,844.76) (Central Bedfordshire Council)
- Individually constructed home - built in 2004
- Located within a conservation area
- There are two outdoor taps which are located to the side and rear of the property
- There are two external power points to the rear of the property
- There is an external light to the rear with on & off switch functionality
- Oil fired central heating
- Boiler is located in the utility cupboard, and the oil tank is located at the back of the rear garden behind the shed
- The loft space contains boarding, with light, power and a retractable ladder
- The airing cupboard houses a 'Megaflow' hot water cylinder, and is located on the landing as well as the loft hatch
- The double width garage also features an electric up & over door with keypad and fob operation
- The electric gate for the driveway also features keypad and fob operation



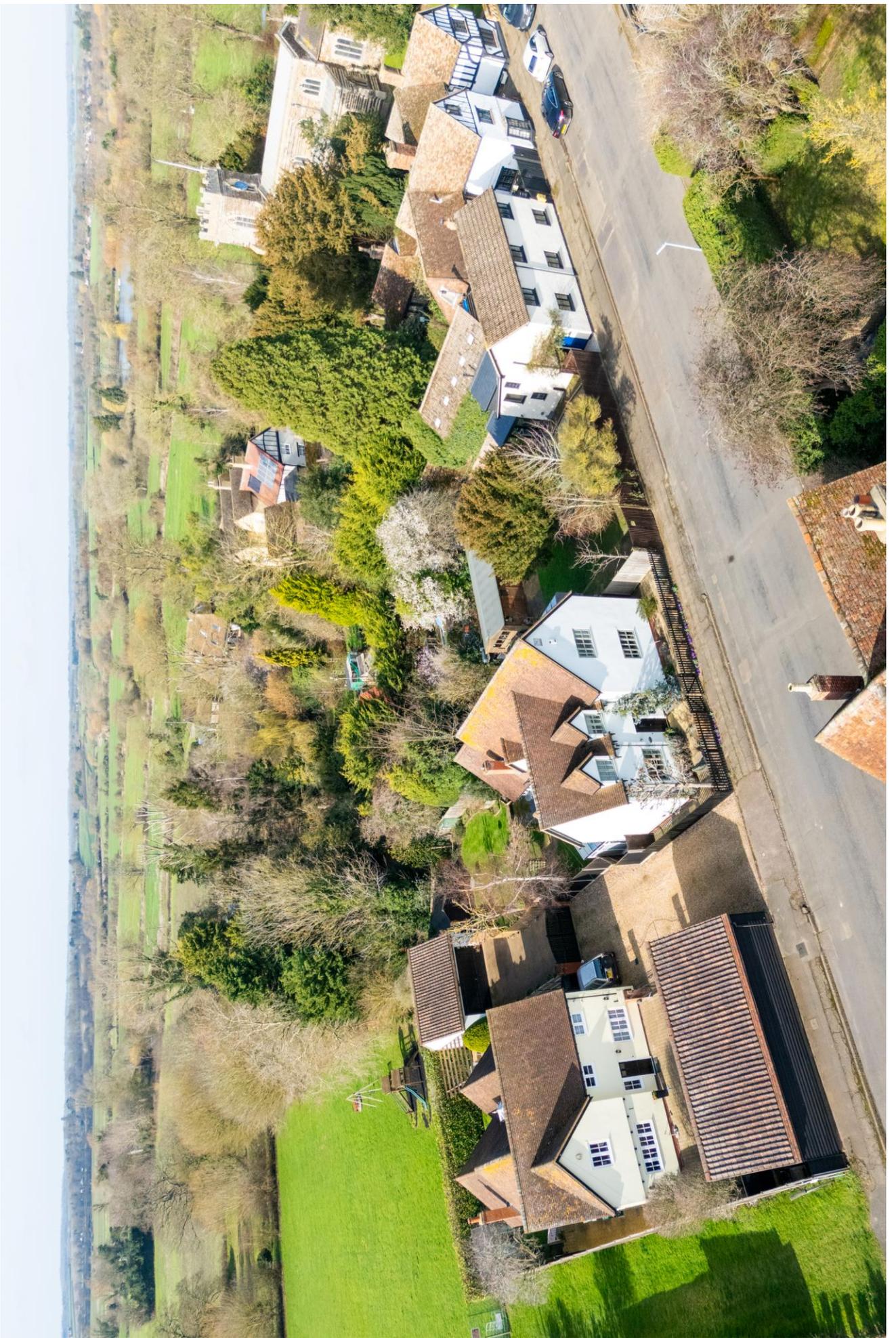


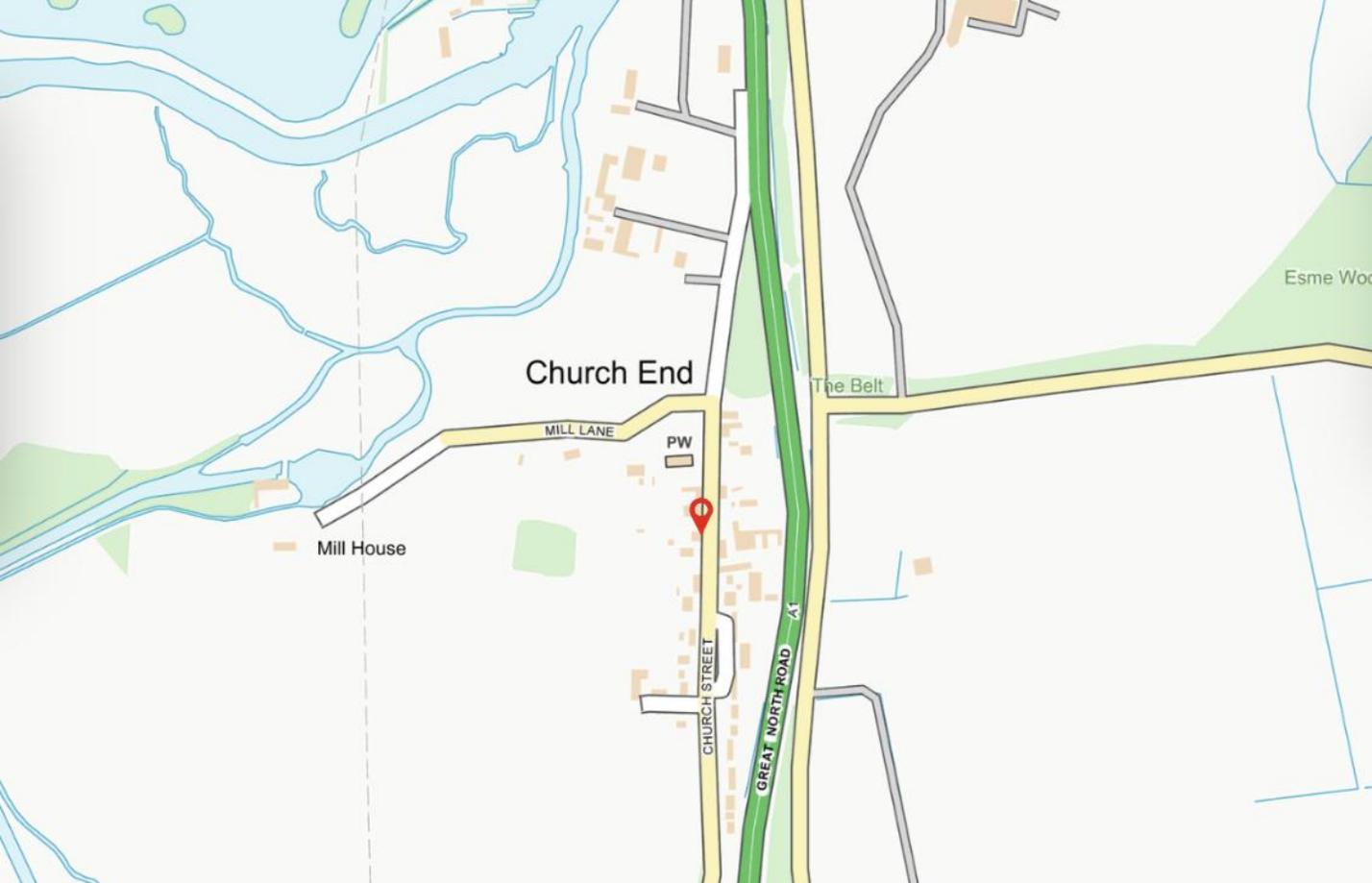
### Brooke House, Church Street, Tempsford, Sandy, SG19 2AN

Approximate Gross Internal Area  
2454 sq ft - 228 sq m



Not to Scale. Produced by The Plan Portal 2025  
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## Tepsford - A Characterful Village Rich in Heritage and Picturesque Trails

The scenic village of Tepsford is renowned for its rich history, being the site of an Anglo Saxon and Danish battle in 921 AD and served as an undercover RAF airbase for special operations in WW2. The village is also home to the 12th/13th century Gannocks Castle, which is surrounded by water filled moat, and can be freely explored by residents and visitors of the village. The site is also located just off Church Street; a stone's throw away from the property. Tepsford contains many other wonderful attractions that bring together residents and highlight the village's heritage, with this including the 14th century St Peter's Church, Millennium Garden Sanctuary, RAF Tepsford memorial, Wheatsheaf Pub and the Stuart Memorial Hall. The Wheatsheaf Pub, Memorial Hall and local individuals from the village host a range of popular events and clubs throughout the year for the thriving community, with this including pub quizzes, a book club, walking group, yoga, craft club, table tennis, and even unique/yearly events such as comedy nights, murder mystery evenings, and the annual village show. There is also an extensive museum section with local artifacts and stories at the Memorial Hall, and both the hall and The Wheatsheaf pub are in proximity to the property. Tepsford additionally features the Knotts Farm Shop, a methodist church and the iconic Tepsford Hall, a Victorian country house established on 95 acres of parkland.

Many beautiful walking trails grace the village, and residing in Tepsford places you in easy reach of major transport links such as the A421 via the black cat roundabout and the A1(M). The nearest trainline is just a short drive into Sandy, the trainline provides regular journeys to London Kings Cross in approximately 45 minutes, and the town itself offers a good range of shops, amenities and eateries. There is a main Tesco present in the town and other landmarks to discover, such as the sand hill trail up Cambridge Road and the RSPB nature reserve on route to Potton. Tepsford is a twenty-minute drive to the county town of Bedford and a forty-five-minute drive to Cambridge and Milton Keynes, and falls in the catchment area of Ofsted rated 'Good' Roxton CE Academy, Great Barford Church of England Primary Academy and Sandy Secondary School.

TO ARRANGE A VIEWING, PLEASE CONTACT TALISMAN PROPERTY AGENTS

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