

36 CHURCH LANE  
SHARNBROOK MK44 1HR

ARTISTRY  
PROPERTY AGENTS





## THE PERFECT FAMILY HOME TO MAKE YOUR OWN IN PRIME RIVERSIDE VILLAGE

Aside from location, and there are few better villages for a family than Sharnbrook, many factors make a home one you never wish to move from, and this good-looking, 4-bedroom, Edwardian property, standing on a near half-an-acre plot, has them in spades. Space aplenty to relax, work, and entertain, superb private gardens, garage and gravelled parking for numerous cars. Not to mention scope for adding value, whether by further extending or, perhaps, by designing the kitchen and bathrooms you've dreamed about but never had the space for. This super property is quite something.

Such a lovely village setting, well back from the lane, front garden bordered by mature hedging, beautiful spring-blossoming cherry trees welcoming you home, front rooms overlooking the magnificent Norman Church of St Peter, fabulous garden views at the back. And whether you're a keen gardener, someone who just wishes to relax, or a boisterous child who wants to climb trees, camp and make dens, the gardens offer something for everyone. Tree peonies guide you down an imaginatively planted bank from one level to another. Vegetable and fruit areas are tucked away. A little wildlife pond adds interest, various seating areas take advantage of different aspects and conditions, and one can even imagine the perfect spot for a hot tub. Vibrant roses and other beautiful shrubs and trees, not least a highly unusual white-flowering Judas tree, fill beds and borders, and a majestic apple tree hangs over the top lawn, the perfect spot to sit and read in summer shade.

The North Bedfordshire village of Sharnbrook is just a short drive or bus journey from the County town, with its world-renowned Harpur Trust private schools and fast trains to London and elsewhere. Yet, unusually, the village has sought-after schools of its own for all ages, a superb theatre in an old mill, as well as the Paula Radcliffe Sports Centre, named after Sharnbrook School's famous alumna. Youth and sports clubs, surgery, shops (including a Co-op, farm shop and butcher's) and popular pub are all within walking distance. Stroll to the beautiful River Great Ouse and enjoy wonderful countryside walks. A delightful home in a delightful village!









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SHARNBROOK, BEDFORDSHIRE MK44 1HR

### At a glance:

- Main bedroom, with dressing area and adjoining bathroom
- 3 further bedrooms
- Family bathroom
- Kitchen/Breakfast Room
- Utility Room
- Rear Hall, with separate storage area and cloakroom
- Dining Room
- Sitting Room, with open fireplace
- Family Room/Study
- Mains gas boilers
- Garage, with gravelled driveway parking for several cars
- Gardens, front and back, with greenhouse and sheds (approaching half-an-acre)
- Council tax band: F / EPC rating: E / Double glazed

### Communications:

- Superfast fibre internet connectivity
- Bedford Railway Station: 8 miles – fast trains to London: 39 mins. / Cambridge: 34 miles / MK: 24
- Schools within village: Sharnbrook Academy and 6<sup>th</sup> Form, Primary, Pre-School and Nursery





Whether it's you, your muddy child, your dog, or your guest, there's just the right entrance, space for boots, shoes and coats, and even a great place for wine, for example.

Solid oak floorboarding leads to light-filled, rooms, offering a certain flexibility of use. Will the front room be a family room, or would you prefer it to be a study? Is one end of the sitting room the perfect place for your piano or will you have a quiet reading area?

Come home from that long winter walk along the river to a cosy open fire, lovely cast iron surround and beautiful, original marble hearth still in place. In warmer times, fling open both the sitting room and kitchen French doors to a particularly sunny corner of the terrace, the perfect spot for morning coffee and evening glass of wine. Imagine summer party guests milling in and out, juggling glasses and plates of kiwi tart made from fruit plucked from the garden vine.

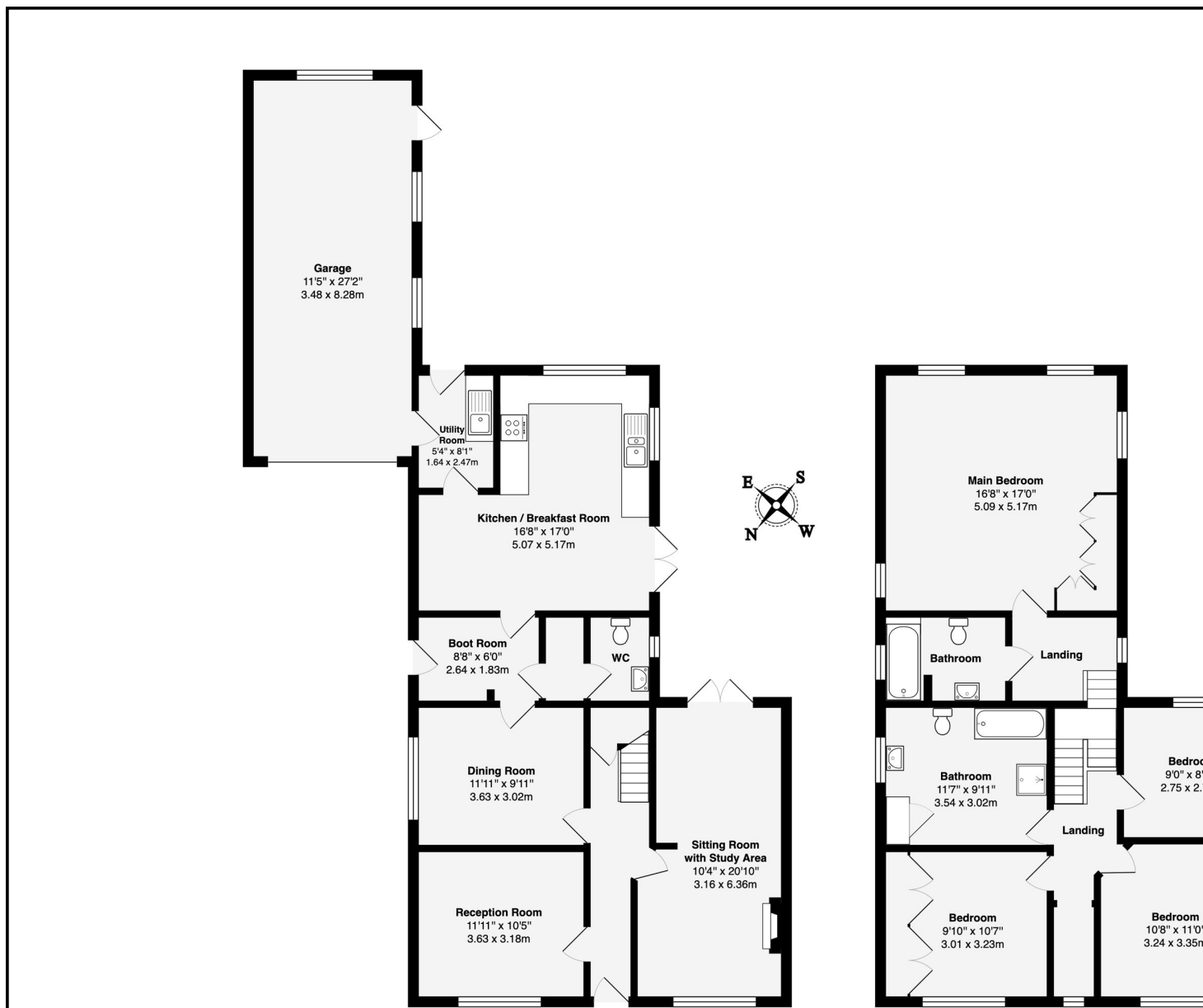


Upstairs, a main bedroom suite set apart in size as well as position. And, leading from a landing bathed in light from the distinctive, central, porthole window, three other good-sized bedrooms, each with lovely outlook to wake up to. And who doesn't secretly want a bathroom spacious enough for an easy chair as well as bath and shower? But how many homes has one? Just one of the many features of this superb family home.









These particulars have been produced in good faith and are intended as a general guide only. They are not exhaustive. They include information provided to us by third parties that has not been verified by us. We have not carried out a detailed or structural survey of the property and we have not tested any services or appliances. Measurements, floorplans, orientations and distances are given as approximations only and should not be relied upon. No assumptions should be made that contents are included in the sale. We have not checked that the property has all the necessary planning permissions or building regulation approvals. Any suggestions made about possible alterations may be subject to obtaining planning permissions, building regulation approvals or listed building consents, and a buyer should satisfy themselves as to what will be required. These particulars do not form any part of a contract or offer, and they must not be relied upon as statements or representations of fact.



36 St Peter's Street, Bedford, MK40 2NN

**01234 889987**

[enquiries@artistryproperty.co.uk](mailto:enquiries@artistryproperty.co.uk)

[www.artistryproperty.co.uk](http://www.artistryproperty.co.uk)

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