

17 Lansdowne Road

Bedford, Bedfordshire MK40 2BY



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Impressive, Refurbished Victorian Home in Bedford's Leafy Lansdowne Road

A beautiful, detached, 6-double bedroom home, with over 4200 square feet of exceptional entertaining and family space, built in the late 19th century and completely refurbished in the 21st. Within the conservation area in one of Bedford's most sought-after, tree-lined streets, half-a-mile equidistant of the town centre and the railway station, with walled gardens and driveway parking, this is quite a place.

It's quite something to live in such a setting, while having all the amenities of the county town on your doorstep. Leave your car on the drive and within minutes be reading the paper on the train to London, arriving in about 40 minutes.

Children can walk to any of the world-renowned Harpur Trust private schools and the pre-prep Polam School, as well as the outstanding Bedford Free School and the catchment Livingston Primary, recently rated by Ofsted as 'Good' or 'Outstanding' in all areas.

Surgery, shops, supermarkets, gyms and every sporting facility imaginable, including Bedford Blues Rugby Club, are within walking distance too, along with cinema pubs, theatres, music venues and restaurants. Tennis courts and children's play park are just around the corner.

Your new home and other fine houses in the area were built around 1880 for Joshua Hawkins, who later became Mayor of Bedford. He recognised the need of wealthy individuals for large homes near the station. It might have been because he was the father of 6 children, with 3 servants, that it was originally designed with 9 bedrooms, albeit one or two much smaller than today's, which were presumably for the maids.

Hawkins was the driving force behind the development alongside Bedford's Great Ouse of one of the finest river embankments in the Country, and of one of the most beautiful green spaces within a town, now known as Bedford Park - such fantastic facilities for Bedford's families. When he died at just 47-years-old he left a remarkable legacy to Bedford and, for a fortunate new owner, a wonderful family home in Lansdowne Road.



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AT A GLANCE – 6 bedrooms, 4 bath/shower rooms:

- **Top floor Principal Bedroom suite** – with dressing room and bathroom, with freestanding bath and shower
- First floor (split-level) – **5 further double bedrooms** (1 currently used as an office (with fitted desk etc), another as a cinema room), including **2 with shower rooms**
- Landing, with Airing cupboard / Quarter-landing, with built-in storage cupboard / **Bathroom**, with shower bath
- **Kitchen/Breakfast room**, with thick, granite-topped island – Appliances: double Belfast sink and tap with pull-out hose; Bosch integrated dishwasher; 2 x AEG built-in ovens and separate built-in microwave; **inline induction hob** and island chimney hood (Neff); Samsung **American-style fridge/freezer with ice and water**; separate built-under integrated refrigerator; 2 x 300mm **wine coolers** / Wicker baskets / Various pull-out interiors, including bin system / Plate rack, glazed display units and cookery book shelf / **Utility Room**
- **Snug** (open to kitchen), with built-in electric cupboard
- **Sitting room**, with open fireplace
- **Dining room** - Dining/Snooker table by negotiation
- Entrance Hall, with Cloakroom / **Boot room**
- **Wine cellar** – with wine storage racks/trays (by negotiation)
- Mains gas central heating – Worcester boiler / Megaflo hot water system / Heatmiser controls / Security system / Fully double glazed (apart from stained glass bays)
- Front garden, with driveway parking for 3 or 4 cars / Side gate to **EV charging point**, bin storage area and:
- **Garden**, with shed / Entertaining area - **metal pergola** (louvered roof) and **firepit** / **Area to side for hot tub**

FURTHER FACTS & FIGURES

- **4275 sq.ft.** / **Full Fibre 900** connectivity (BT's best service) and Virgin / Council tax band: G / EPC rating: tbc
- **Bedford Railway Station: 0.5 miles** – fastest trains to London: 40 minutes
- Easy walking to all Bedford's private schools, Polam Pre-Prep School and Livingstone Primary School / Biddenham International School: 1.2 miles
- **Town Centre: 0.5 miles**



Japonica mingles with Viburnum and Hypericum peering over the low walls surrounding your front garden, while the pretty, evergreen, Lady Banks' scented rose clammers high above the porch. Take a moment to stand back and appreciate the beautiful red brick, the distinctive arch detail above sliding sash windows, the stained glass in the bays, and the gable's decorative bargeboards and apex finials - an unspoiled celebration of Victorian architecture.

And having been returned to private hands in 2010 following a period of ownership by De Montfort University, extensive refurbishment was carried out to combine the grandeur and character of the Victorian era, retaining high skirtings and intricate cornicing and ceiling roses, with modern comfort and high standards of insulation, heating, electrics and pipework – the best of both worlds.

Step through a remarkably wide front door into the welcoming entrance hall, with its corniced ceiling high above your head, Karndean wood floor beneath your feet, and expensive Cole and Son wall covering climbing the elegant staircase and feel a sense of things to come. Bedrooms are large and plentiful, such that you, too, can choose if one should be an office or a cinema room.

You will surely not wish to change the use of your top floor. Throw open double doors to a huge, vaulted-ceilinged bedroom, dressing room and a bathroom with claw-foot bath as well as a shower. A sanctuary, where each room could take a sofa - a dream suite in more ways than one.

Your bay-windowed sitting room, with open fire, stretches from front to back of the house, too, and was designed for Joshua Hawkins as a library and drawing room. The dining room is as it was, with fascinating, framed drawings and photographs hanging on the lovely walls providing snapshots of previous generations lucky enough to have lived here. The former kitchen is now a super snug, open to your light-filled kitchen and breakfast room, with its island and French doors leading out to your peaceful, private outdoor space.

An allium and lavender-lined path winds its way past raised herb beds and grasses swaying in the breeze from stylish, iron planters, to the wisteria-bedecked, wooden pergola and superb entertaining area, complete with firepit. Apples and a collection of red, pink and white roses grow against the walls from borders stocked with peonies and other pretty flowers. Pluck a bottle from the wine cellar or from the kitchen wine coolers and toast your good fortune.





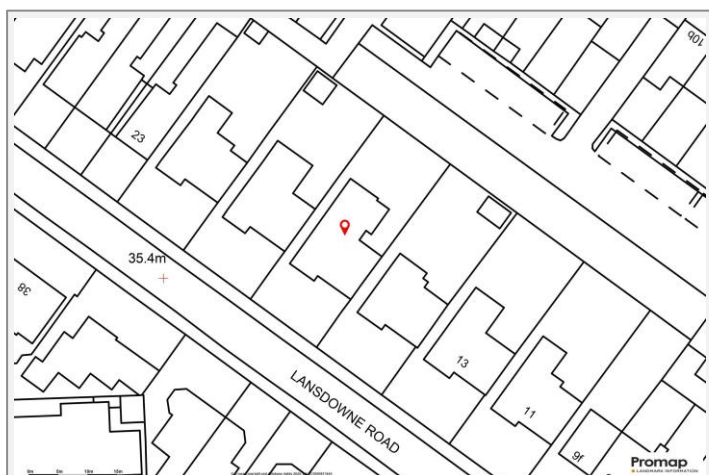
Total Area: 4275 ft² ... 397.2 m²

This brochure, including the boundary and floor plans (not to scale), is a guide only and nothing within it forms part of an offer or contract. All dimensions are approximate.

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PROPERTY AGENTS

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To discuss this unique home or one you wish to sell, please contact us.

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