

137 Kimbolton Road,  
Bedford, Bedfordshire MK41 8DT



PERFECTLY  
CONNECTING  
PEOPLE AND  
PROPERTY







## Luxury Living in Individually Designed, Energy Efficient and Intelligent Home, Complete with High-End Furniture

New and exciting, a four or five bedroom, striking-looking home in the market town of Bedford - a true smart home, solar powered and with wonderful living space, media room and fully equipped gym. Built and finished by Hazelwood Homes to the very highest standards and packed full of hidden value, it comes complete with designer furniture and light fittings mostly sourced from London's Harrods, Heals, Camerich and the award-winning King Living. It is one of a kind, the like of which Bedford has never seen.

Bedford railway station, from where fast trains reach London in 40 minutes, is within walking or cycling distance. The town is situated within the Oxford to Cambridge corridor, with Luton Airport just over 20 miles, Milton Keynes less than 20 and the M1 only 14 miles away. Not for nothing is the area sought after by distribution companies and chosen by Universal Studios for their new UK theme park.

Few towns have such a choice of great schools, from the world-renowned Harpur Trust private schools to the outstanding Bedford Free School. The highly thought of Pilgrims Pre-Preparatory School and the excellent Castle Newnham Primary are within a few hundred yards of your new home.

Bedford is blessed with wonderful green spaces as well as one of the finest river embankments in the Country, from where you can wander along the banks of the River Great Ouse for miles. Bedford Park, with its lake and sporting facilities including tennis courts, is just 500 yards from your front door. Mowsbury Park, with its woodland walks, children's play facilities and golf club, is a mile in the other direction.

And, of course, you have the facilities and amenities that you would expect of the county town, from surgeries, shops, supermarkets and sports facilities to pubs, restaurants and music venues; pools and cinemas to theatres and galleries. Everything is on the doorstep of this remarkable new home.



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AT A GLANCE – KNX intelligent home, **Complete with designer furniture**, 4/5 bedrooms as follows:

- Main bedroom, with walk-in wardrobe and Shower room, with Japanese smart, remote-controlled loo
- Guest bedroom (downstairs), with fitted wardrobes and Shower room, with smart loo
- 2 further double bedrooms, with handleless fitted wardrobes and open shelf units
- Shower room, with double bowl vanity and smart loo
- Top floor media room/Further bedroom – with screen and surround sound / Separate loo
- Open-Plan Kitchen//Dining/Sitting room, with Island seating – Appliances: undermounted sink; Miele built-in oven and combi oven/microwave; induction hob, with flexi zone and canopy hood; integrated tall refrigerator; integrated tall freezer; Various pull-out interiors, including bin system and larder – 2 sets of sliding aluminum doors to terrace
- Utility room – undermounted sink; Miele washer and dryer
- Office/Family room, with fitted furniture, shelving and desk / Fitted shoe and coat cupboards
- Entrance hall, with Cloakroom, including smart loo / Plant room / Intelligent control: heating, audio, lighting, security
- Mains gas central heating – Viessmann boiler and hot water system to underfloor heating throughout / 8 solar panels, with Tesla battery storage / High performance windows
- Gym, with multigym, treadmill, air cycle, boxing equip. etc.
- Parking spaces on each side of aluminium gates
- Gardens, front and back / Security system, including perimeter cctv, Ring doorbell, intercom and monitor etc

## FURTHER FACTS & FIGURES

- Full fibre broadband available soon / Council tax band: G / EPC rating: B
- Bedford Railway Station - fast trains to London: 40 minutes
- Nearby: Harpur Trust private schools and Pilgrims Pre-Prep. / Castle Newnham Primary and Bedford Free School
- Bedford Park: 500 yards / Restaurants, pubs, shops, supermarkets, sporting facilities, surgery, hospital, dentist
- Cambridge: 30 miles / Milton Keynes: 20 / M1 J13: 14 miles



From the sophisticated raft slab foundations, through highly insulated floors, walls and ceilings, to the zinc-ridged, clay-tiled and green roofs, your new home is built for sturdiness and durability. The beauty of the handmade bricks and unique stone bay, the triple-glazed windows - aluminium on the outside, wood on the inside - and the zinc guttering and downpipes is striking. The house detail is naturally echoed in the garden walls, with their matching bricks, pointing and stone capping – for this is a home that refuses to cut corners.

At once elegantly impressive and refreshingly restrained, nonetheless no expense has been spared to design a bespoke home that achieves the height of comfort and sustainability, as well as the versatility to allow it to adapt to suit your lifestyle exactly. Not only can you choose how to use certain rooms, but you can sleep upstairs or down – for this can be your forever home, suited to all ages.

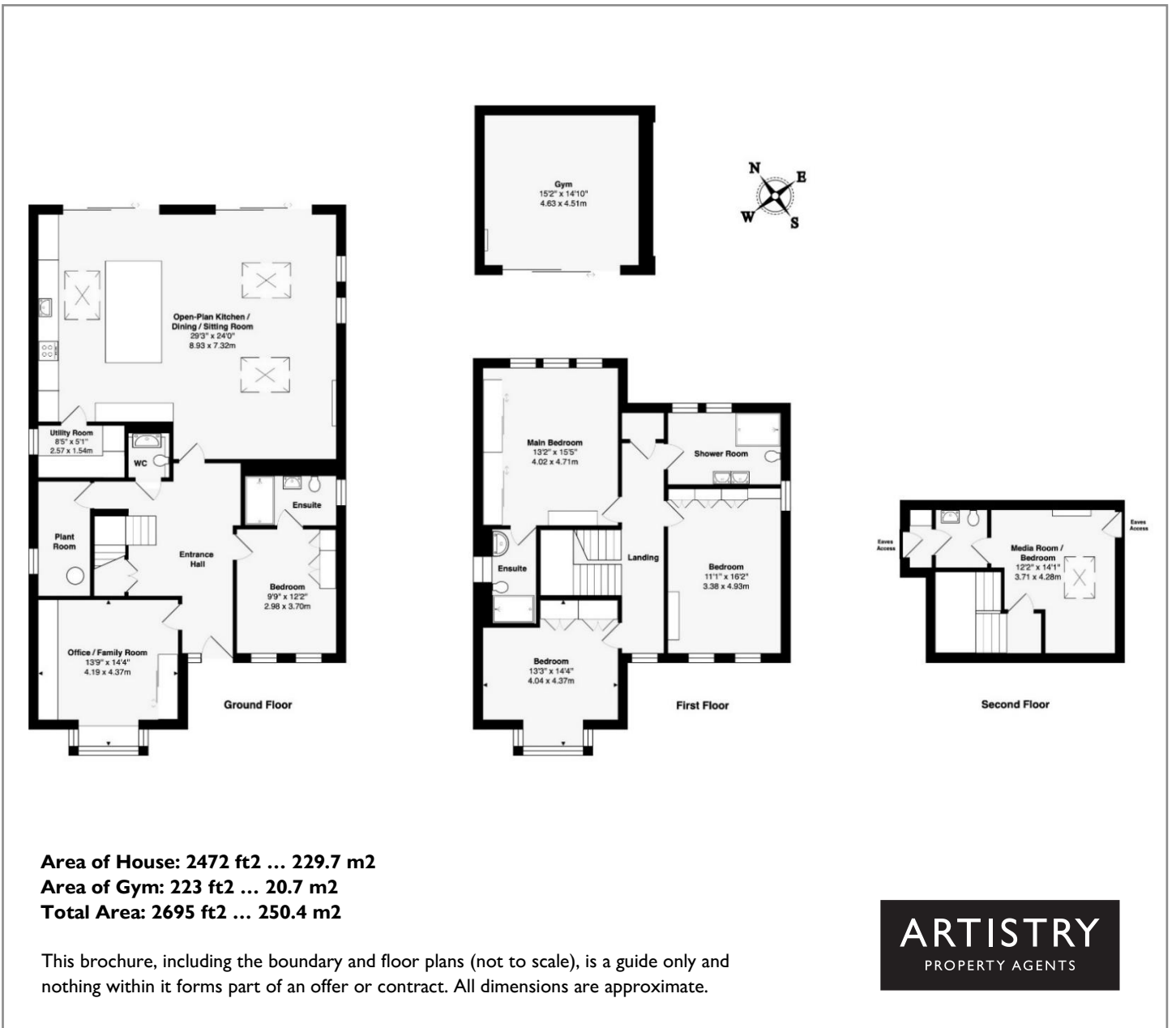
If you wish to add functions, such as garden irrigation, to the smart system, which is controlled from your app or wall screen, you can. Each room is its own zone. At any given time, in any given place, set the temperature of the underfloor heating, play the music of your choice and control the lighting - even when you're away - with the house covered by full perimeter security.

Your new home is designed for energy efficiency. Solar panels, with Tesla battery storage, are inset into the gym roof for both aesthetic and practical reasons – pigeons will not be nesting under these panels. Wiring is hidden yet easily accessible. The plant room is the neatest you've ever seen. Each bespoke, internal door is fireproofed, with skirtings and architraves matching, just as the skirtings on the beautiful oak and glass staircase match – with wool carpets and porcelain tiles complementing them perfectly.

Stylish, Porcelenosa bathrooms all have smart loos and such touches as the marble vanity by Zaha Hadid. Everyone has their own space, of course, not least in lovely bedrooms, with the natural light-filled, open-plan hub of the home perfect for family life and for entertaining. Cook with high-end Miele appliances housed in handleless furniture topped by quartz. Perch on beautiful stools around the huge island. Dine at the marble table and relax on sumptuous sofas.

And it all extends to the terrace for al fresco dining, A landscaped outdoor space to add to the lovely front garden, with unusual, young Storax and Ginkgo trees to one side and Sweetbay Magnolia on the other, interspersed with Zebra grasses and sweet-scented lavender - beautiful planting that is designed to enhance privacy as it develops. Exceptional!



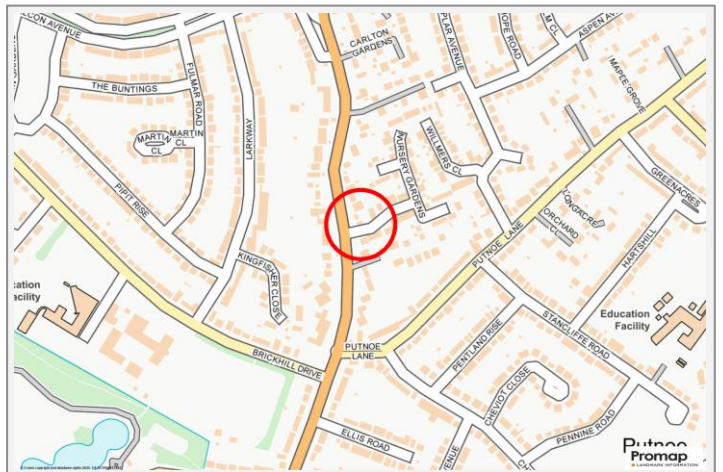


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HAZELWOOD HOMES



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

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