



The Green, Beeston, Bedfordshire. SG19 1PG





4 Bedroom Detached House

£780,000 Freehold

A brand new and particularly spacious detached house built in a peaceful and quiet location overlooking the village green. The house is approximately 2275 Square Feet and built to an exacting specification with four double bedrooms, three reception rooms and double garage. The setting is idyllic, peaceful and calm with a southerly facing garden with lovely views.



- Spacious 2275 Square Feet Approx.
- Four double bedrooms
- Three reception rooms
- Double garage
- Southerly aspect and rural view
- 10 year build warranty
- High speed broadband
- Quiet location
- Awaiting EPC. Awaiting council tax band

The Approach:

The setting is idyllic, facing the village green. The front door is accessed via a gravelled footpath with ornamental lighting and you are literally surround by nature with frogs and dragonflies on the pond and beautiful hedges.

Ground Floor:**Reception Hall:**

Front door leading to:

A beautiful galleried double height reception hallway with a tall feature window to the front. Tiled floor with double opening doors to the 31' 6" living room, cloakroom, study and storage cupboard. The ground floor has underfloor heating using an energy efficient air source heat pump.

Study:

Abt. 3m x 2.5m (9' 10" x 8' 2") A lovely room with a window overlooking the village green.

Cloakroom:

A contemporary cloakroom with a window to side, WC and wash hand basin.

Living Room:

Abt. 6m x 3.5m (19' 8" x 11' 6") Simply spectacular with a wall of glass created by two sets of bi folding doors; this quite literally brings the countryside and garden into this particularly spacious sitting room, flooded with light, you can just sit and enjoy the rural views. Double opening doors lead to the reception hall and the vast kitchen family room.

Kitchen and Family Room:

Abt. 9.3m x 4.4m (30' 6" x 14' 5") A stunning triple aspect bespoke kitchen with the warm colouring of the discreet White Concrete reproduction décor and this mixes perfectly with the modern Concrete Slate Grey reproduction worktops and is an ideal combination for connoisseurs of inviting industrial style. The kitchen appliances include Siemens built in dishwasher, Undercounter Bosch Fridge, Bosch Built in Oven, a warmer drawer and a built in Bosch microwave with hot air. The heart of any house is the kitchen and we have created a beautiful space with a central island, there is ample space for a dining table and sofa and ideal for family parties, or those balmy summer afternoon barbeques. This room is flooded with light from the four windows and the double opening doors that lead to the garden and patio.

Utility Room:

Abt. 1.87m x 2m (6' 2" x 6' 7") Fitted with work surfaces and a single drainer sink unit. Window to side and door to rear.

First Floor:**Master Bedroom:**

Abt. 4.3m x 4.3m (14' 1" x 14' 1") A large dual aspect double bedroom with fitted wardrobes and double opening doors to the balcony overlooking the fields with lovely views for as far as the eye can see.

Balcony:

The balcony is 3.9 m by 1.4 m and enjoys stunning views over farmland and an ideal spot for a read of the Sunday newspapers, a cup of tea and a slice of toast.

En-Suite:

A luxurious four piece en-suite with a bath and shower over, separate shower cubicle, WC and wash hand basin.

Bedroom Two:

Abt. 4.3m x 3.5m (14' 1" x 11' 6") A double bedroom with built-in wardrobes with a window to rear overlooking the fields.

Bedroom Three:

Abt. 4.3m x 3.2m (14' 1" x 10' 6") Double bedroom with a window to the front overlooking the village green.

Bedroom Four:

Abt. 3.6m x 2.6m (11' 10" x 8' 6") Abt. 4.3m x 3.2m (14' 1" x 10' 6") Double bedroom with a window to the front overlooking the village green.

Family Bathroom:

A luxurious bathroom suite with tiled floor comprising panelled bath with shower over, WC and wash hand basin.

Outside:**Rear Garden:**

The rear garden enjoys a sunny southerly direction and you have lovely rural views. The garden is approximately 17 metres deep to the back wall of the double garage and 20 metres wide. There will be a new hedge laid to the left.

Double Garage:

Abt. 12.1m x 20m (39' 8" x 65' 7") A double garage with light and power fitted with double opening doors to the front. A block paved driveway to the front with parking for several cars.

Additional Information:**About the Area**

This lovely property is located within the quaint village of Beeston, the nearest town being Sandy. Sandy itself is conveniently located just off of the A1(m) and its mainline train station links to Peterborough and London Kings Cross, St Pancras. The town centre offers a variety of shops, cafes, hairdressers, and restaurants. Within the town, there is also a church, a range of schools, a leisure centre, dentists, and doctors. If you are fond of nature and walks you will love the Sandy 'Sand Hills' and the popular RSPB nature reserve.

Agents Note:

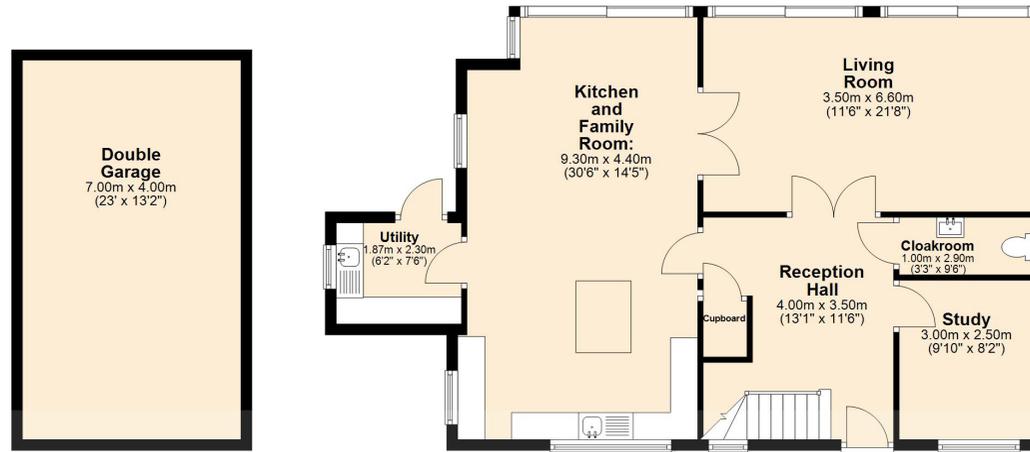
Draft details yet to be approved by the vendor and may be subject to change.



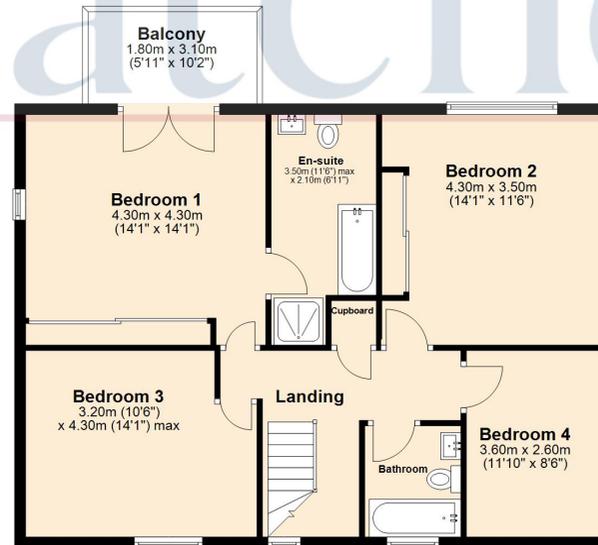


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.
The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.