

The Gables, High Street

Great Barford, Bedfordshire MK44 3LF



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Impressive Family Home, with Snooker Room, Pool and 0.5 Acres – as well as Scope for Annexe

A hugely attractive, individually designed, 50-year-old, 5-double bedroom home in the riverside commuter village of Great Barford. With over 4000 square feet of versatile space in the main house alone, half an acre of lovely, landscaped, southeast-facing gardens, double garage, snooker room and separate, enclosed pool and sauna, The Gables is, after almost two decades, ready to welcome another fortunate family, and even has scope for creating an annexe.

Built by a local builder who still lives in the village today, the expensive fixtures and fittings are of the highest quality and in extremely good condition, the house having been lovingly maintained ever since; yet excitingly, there are numerous options for you to update and alter your new home to perfectly suit your tastes and needs.

Great Barford is particularly well placed for travelling, with the M1 and A1 easily accessible, and lying less than 25 miles equidistant from Cambridge and Milton Keynes. You have a choice of railway stations at Bedford and Biggleswade, both about 7.5 miles away, and Sandy less than 5 miles, with trains reaching London in 36 minutes.

Walk just 880 yards with the children to their little primary school, while older children can catch a bus or cycle to Sandy Secondary less than 5 miles away. Both are rated 'Good' in all areas by Ofsted. Alternatively, the world-renowned Harpur Trust private schools in Bedford are just 6.5 miles away.

As well as all the facilities and amenities of the county town, the village itself has its own post office, village stores and surgery. Various takeaways and a highly thought of Chinese restaurant and bar are a short stroll away, as are parks, playing fields and village hall. A super scouting activity centre is just around the corner.

You can be in the fields at the back with your dog without touching the road, wander down to the Great Ouse and along to Willington Lock and Danish Camp. Your new home is just a few paces from the ancient Church of All Saints, and the 17th century Anchor Inn, from where you can watch narrow boats pass beneath the 15th century, 17-arch bridge spanning the beautiful river. A superb, contemporary home that sits happily on an historic street, and which you can mould to fit your perfect lifestyle is quite an opportunity.



The Gables, 108 High Street

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AT A GLANCE – 5 bedrooms/3 bathrooms, as follows:

- **Main Bedroom suite**, with dressing area and **bathroom**, with bath and separate shower / **Guest bedroom**, with adjoining **shower room** (opens Jack & Jill-style to 5th bedroom/Office / **3 further double bedrooms**, one currently used as an office (with walk-in loft space), one with fitted wardrobes
- Galleried landing, with Airing cupboard
- **Bathroom**, with shower bath
- **Kitchen/Breakfast room, with Island** – appliances: undermounted 1.5 bowls and Bristan taps; Miele integrated dishwasher; Gaggenau built-in oven and combi oven; Miele ceramic hob, with canopy hood; integrated refrigerator / Utility room, with Franke sink (with accessories), spaces for appliances – sliding door to drive
- **Dining room / Snooker room**, with sliding doors to front
- **Sitting room**, with gas fire / **Snug**, with living flame gas fire
- **Entrance hall, with Cloakroom** and understairs cupboard / Boarded loft with ladder and light / Boarded loft storage room adjacent to 5th bedroom/Office
- **Heated, enclosed pool**, with timber pool house, including **sauna** / Plant room, including shower / Separate loo – upgrading and improvement work probably needed
- New Ideal gas boiler for hot water / Oil boiler for warm-air heating / Separate oil boiler for pool heating / Kitchen underfloor electric heating / Air con in kitchen, main bedroom and office/5th bedroom / Fully double glazed
- **Landscaped gardens**, front and back, with various stone features / Gates each side of house, with hidden bin area etc / Allotment area, with tool shed
- **Double garage**, with electric door / Driveway parking for numerous cars, with electric gates / Security system

FURTHER FACTS & FIGURES

- Full fibre broadband planned within next year / Council tax band: G / EPC rating: E
- Sandy, Biggleswade and Bedford Railway Stations: 4.5 to 7.5 miles – fast trains to London: From 36 minutes
- Schools: Great Barford Primary – 500 yards / Sandy Secondary – 4.5 miles / Private schools in Bedford
- In village: The Anchor Inn / The Golden Cross Pub and Chinese restaurant / Various takeaways / Village stores



Watched over by the 15th century church tower, the four gables that gave your new home its name rise above the front garden's matching brick walls and meticulously manicured hedging that screen the house from the High Street. Electric gates, with their eagle-eyed sentries, and the sweeping, tree-lined driveway are peacefully tucked away off a no through lane at the back and make quite a main entrance.

The pool complex, too, is almost hidden amongst the greenery. You'll no doubt wish, in time, to upgrade the pool enclosure and associated amenities, but what a facility this is for family and friends. Happy, lifelong memories are made here. Snooker enthusiasts, too, will feel as if they're in paradise, with the purpose-built, oak-panelled room complete with its beautiful, antique Burroughes and Watts, Soho Square, full-sized snooker table. Yet the less keen might consider this room as part of a possible self-contained annexe - for grandparents, for instance - with a utility that's larger than many a kitchen, and perhaps the double garage, which could easily be incorporated into the house.

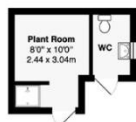
One thing's certain. As soon as you step onto the oak floor of the spacious entrance hall, you feel at home.

For this is a family home, first and foremost. Everyone has their own space, not least in lovely, large bedrooms, including a guest room with shower shared, Jack & Jill-style, with the bedroom at the top of the second staircase – or will this be a super office as it is currently, complete with walk-in, loft space? And a main bedroom suite, with its bathroom complete with lovely, oval bath and beautiful, marble-topped vanity.

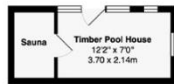
Yet there's so much space, too, for the family to come together, either in the cosy snug or in the huge, yet comfortable, sitting room; in the dining room or in the kitchen, with its gorgeous, granite-topped, bespoke, maple furniture and island, where you can breakfast and relax with coffee on the sofa in its garden room area.

And all these rooms open to outside – to spectacular sunsets with glass of wine at the front and al fresco dining at the back amongst wisteria and rose-clad walls and pretty beds stocked full of dahlias, roses and spring-flowering bulbs. Bird-filled trees watch over children at play. A sun-kissed garden with year-round interest, not to mention an out-of-the-way allotment. The Gables is for all ages.

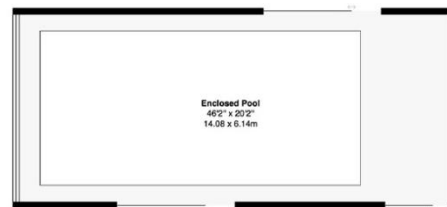




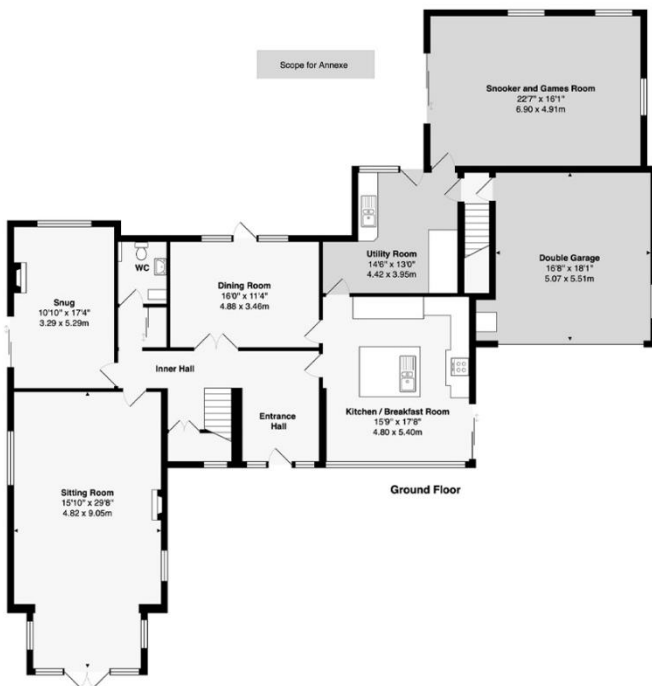
Outbuilding 1



Outbuilding 2



Denotes Restricted Height



Ground Floor



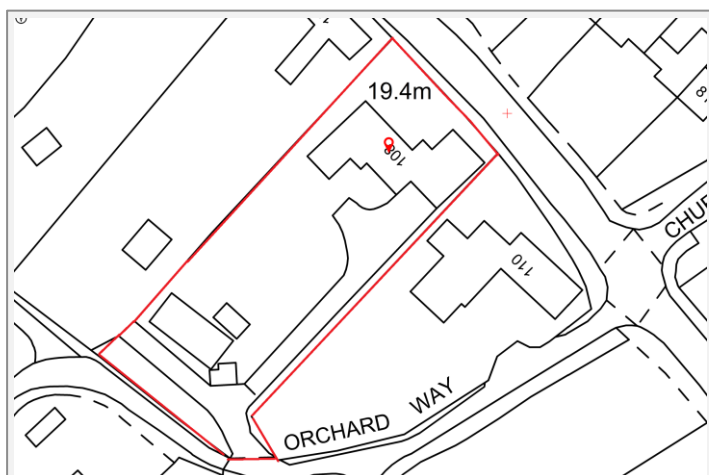
First Floor

Area of Main House: 4034 ft² ... 374.4 m²
Area of Double Garage: 337 ft² ... 31.3 m²
Area of Enclosed Pool: 931 ft² ... 86.5 m²
Area of Outbuildings: 222 ft² ... 20.7 m²
Total Area: 5524 ft² ... 513.2 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.

ARTISTRY
PROPERTY AGENTS

The Gables, 108 High Street
Great Barford, Bedfordshire MK44 3LF



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

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