

Foxwood Cottage

10 Church Road, Stevington, Bedfordshire, MK43 7QB



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Gorgeous Country Cottage – With Fabulous Kitchen – in Envidable Village Location

An extended, 3-double bedroom, Grade II-listed, part-thatched cottage, with extensive loft space and a beautiful oak-framed room which opens to a super garden, complete with insulated, timber building (ideal for an office) and plenty of gravelled parking space. Foxwood Cottage is in as peaceful a position as you could wish for, within the delightful, North Bedfordshire riverside village of Stevington. Yet it's within easy reach of every facility. What a find!

Far enough away from major roads to escape constant traffic noise, yet close enough to make it easy for travelling, Stevington is only 6 miles from the County town of Bedford, with its fast trains to London in under 40 minutes and its world-renowned Harpur Trust private schools. Catchment schools are just 2.5 miles away. There's a good bus service, as well as the Villager minibus to various destinations, including the market town of Olney.

Foxwood Cottage is set off a quiet, no through lane, in a little enclave with just a handful of other lovely, individual homes, including its attached neighbour which was once part of the same farmhouse. The Holy Well beneath the Saxon Church of St Mary is at one end of the lane, the ancient cross at the other, both hinted at in John Bunyan's Pilgrim's Progress. Kathy Brown's Garden, "a cornucopia of British flora and fauna", lies in between. Two great pubs, each offering something different, are also just a short stroll away, and the award-winning community shop, where you can stock up and meet friends for coffee, is a few yards along the lane at The Church Room. Playing fields and play park are at the village hall, five or six hundred yards from your front door.

But it's the wonderful walks in the countryside all around you; it's the beautiful bluebell woods; it's Stevington Windmill, the only complete windmill in the county; and it's messing about on the river (there's even a boat club here), that all add to that special feeling about living in Stevington – and the feeling of good fortune that life at Foxwood Cottage brings you.



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AT A GLANCE

3 double bedrooms, 2 bath/shower rooms, as follows:

- Main bedroom, with fitted wardrobes
- 2 further double bedrooms, each with fitted wardrobes
- Bathroom, including bath and separate shower
- Loft, boarded and with ladder and light - with scope for conversion
- Kitchen/Breakfast/Dining room, with Butcher's block-style island, handbuilt, in-frame, painted furniture, quartz tops, Belfast sink, range cooker with induction hob and canopy hood, larder style storage with built-in microwave, and wine cooler – open to:
- Oak-framed and floored Garden room
- Utility/Boot room, with integrated dishwasher, space for American-style fridge/freezer and plumbing for washing machine; stable door to garden
- Separate utility room (with space and plumbing for washing machine and dryer) - once a study and could easily revert
- Sitting room/Dining area, with multi-fuel stove set into inglenook fireplace, understairs cupboard and fitted cupboards
- Hall, with built-in coat/shoe cupboard and Shower/Cloakroom
- Undercover porch / Ring doorbell
- Mains gas central heating / Part double glazed
- Garden, with timber, insulated building (possible Outdoor Office), Shed and log store / Side gate to parking area and bin storage / 5-bar gate to front gravelled and planted areas (parking for 4-5 cars)

FURTHER FACTS & FIGURES

- BT Superfast fibre 2 internet connectivity / Council tax band: D
- Bedford Railway Station: 6 miles – fast trains to London: 39 minutes
- School catchment: Bromham CofE Primary and Lincroft Academy: both approx. 2.5 miles
- In village: Community shop & café; 2 pubs and restaurants; Village Hall / Bromham Co-op: 2.5 miles



A magnolia tree in full, fragrant bloom, purple wisteria wending its way above an open porch, with its bench seating and red brick floor, set between early C18th stone and thatch and late C20th rendered walls and clay pantiles, all combine happily in many a person's image of their perfect home in the country.

Step inside and that image is only reinforced. Plenty of space, height and light in rooms that, whether old or new, are full of eye-catching character. That winter walk with your dog along field footpaths that begin yards from your front door is the more enticing by the thought of coming home to logs ablaze in the sitting room stove. The wonderful, inglenook bressummer beam, with its ancient, ritualistic 'taper burn marks', together with other, beautifully restored, oak timbers, ledged and braced doors, unusual niches and lovely window seats, add to the feeling of warmth that Foxwood Cottage exudes throughout.

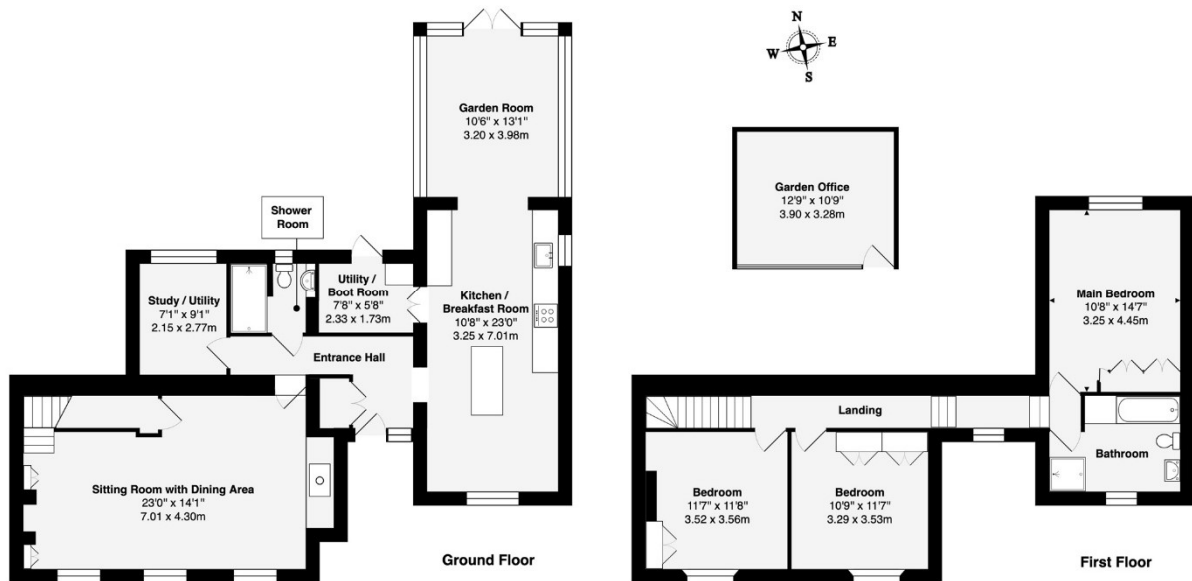
With space for a dining table in the sitting room, dinner parties can either be here or in the kitchen. There are two utilities, but one could easily be a study.

Rooms are flexible as well as beautiful. Shower room downstairs, bathroom upstairs. One bedroom has ladder access to a huge, fully boarded room in the loft – fabulous teenage quarters, or something more? Sit on the low sills of two of the bedrooms to enjoy the magnolia blossom, spring out of bed in the main bedroom to views of the old school and the far-reaching countryside beyond.

Space to be on your own, including the timber office outside, and for family and friends to come together, not least in the superb kitchen, with its gorgeous limestone floor and quartz, its handbuilt furniture, oak-topped island, table for eight and beautiful, oak-framed garden room. Cook, breakfast, dine, relax and party in a special space that opens through French doors to a larger than expected garden.

Follow sun or shade to different sitting areas – either close to the cottage, through the passionflower arch or under the vine-bedecked pergola. Cherry blossom and Sambucus vie for attention. Birdsong fills the air, bees buzz over colourful raised beds. Delightful!





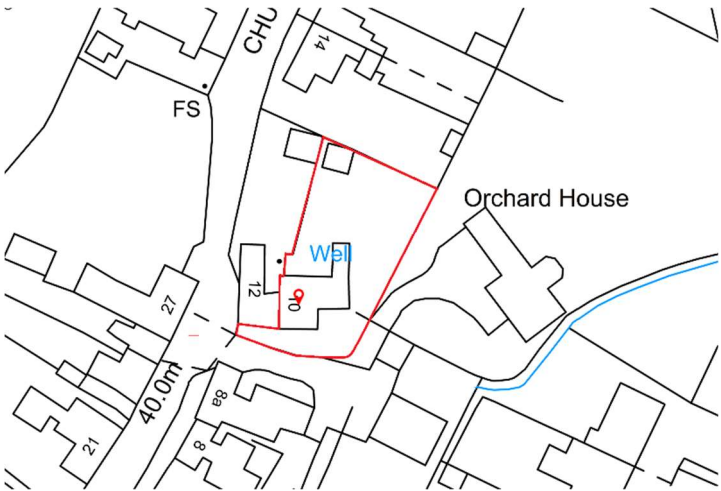
Approximate Area: 1615 ft² ... 150 m² (Excluding Garden Office)
Approximate Area of Garden Office: 138 ft² ... 12.8 m²
Total Approximate Area: 1753 ft² ... 162.8 m²

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

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