



THE OLD VICARAGE
69b HIGH STREET, RIDGMONT, BEDFORDSHIRE

JACKSON-STOPS 



THE OLD VICARAGE
69b HIGH STREET, RIDGMONT, BEDFORDSHIRE MK43 0TX

TOTAL APPROX. FLOOR AREA 2377 SQ FT / 220.8 SQ M

AN HISTORICAL AND ELEGANTLY STYLED
PORTION OF A VICTORIAN VICARAGE SET IN
A SOUGHT-AFTER VILLAGE LOCATION WITH
PLEASANT GARDENS AND VIEWS.



DISTANCE (APPROX.)

WOBURN 3 MILES

AMPTHILL 4 MILES

MILTON KEYNES 7 MILES

M1 JUNCTION 13 2 MILES

FLITWICK STATION 5 MILES

GROUND FLOOR

- Entrance hall and cloakroom
- Large and newly fitted kitchen/family room
- Sitting room
- Dining room
- Family room/study/bedroom 4
- Fully equipped utility room

FIRST FLOOR

- Main bedroom with large dressing room/ensuite
- Dressing room could be converted to fourth bedroom
- Two further double bedrooms
- Large bath and shower room

FEATURES

- Electric entrance gates with intercom
- Private parking spaces for 4/5 cars
- Good size landscaped gardens and new patio areas
- Views over to the church
- Garden office

THE PROPERTY

A unique opportunity to acquire a piece of history with this much improved period residence set in one of our desirable Woburn cluster villages bordering the Duke of Bedford's estate. The Old Vicarage was the birthplace of the Countess of Strathmore, grandmother to Her Majesty Queen Elizabeth II and the former vicarage to All Saints, a fine spired church built by the Duke of Bedford in 1854. The Old Vicarage (69b) has undergone a significant amount of improvement including new kitchen with Siemens appliances, impressive refitted bath and shower rooms, app controlled heating system, underfloor floor heating in kitchen and hallway and redecoration throughout.

The property has classically proportioned rooms of the Victorian era with 8ft high plus ceilings, picture rails, ornate staircase, shuttered windows and original marble and tiled fireplaces. Having been recently redecorated, the rooms are light with several having dual aspect outlooks over the gardens and to the church. The layout flows comfortably off an impressive hall and landing with three living rooms and three bedrooms or, if required, two living rooms and four bedrooms. There is also the ability to reinstate the fourth bedroom in place of the dressing room/ensuite.

Externally, the property has formal gardens on three sides with lawns set amongst shaped beds, new paved seating areas with trained apple tree screening, beech hedging and estate railings all complementing the period of the house. There is the added feature of double electric entrance gates leading to a private parking area and within the garden there is a detached office with power and light.

A viewing is recommended to appreciate the character and lifestyle setting on offer at The Old Vicarage.



THE ACCOMMODATION

Entering the property via a part-glazed door with casement window panes above the hall echoes to an era of the house having noticeably tall ceilings with ornate stairs set at the far end with a cloakroom under. The hall marble “flagstone” tiled floor which is heated and doors lead to the principal living rooms.

To the right-hand side both the sitting and dining rooms are well proportioned rooms with shuttered bay windows offering outlooks over the garden and both feature their original open fireplaces with marble surrounds and hearths. The rooms can be separate and also have a connecting door if required and there are double doors from the dining room leading to the kitchen. Newly fitted the kitchen is a large and spacious room with wooden flooring, pitch ceiling and doors and windows lead to and overlook the garden. There is a central island unit with Dekton heat resistant work surface and a good range of base and wall cupboards and an inset sink unit with quooker tap. Siemens intergrated appliances include oven, steam oven, warming drawer, electric hob, microwave, dishwasher and wine cooler.

To the left of the hall the study has a cast iron fireplace with bookcase and cupboard to the side of the chimney breast and is an ideal work from home office and could be used as a fourth bedroom if needed.

The utility has a good range of white base and wall units with a butler sink unit and quartz work surfaces and is well equipped having built-in AEG hob with extractor hood over a larder fridge and concealed dishwasher with ceramic tiled flooring and spotlighting. A window faces to the side with a lobby having a door to the garden and a cupboard houses the Worcester oil boiler which services the hot water and central heating.

FIRST FLOOR

The spacious landing has a full-length sash style window and tall ceilings throughout the first floor with a skylight allowing extra light to the landing along with a trap door to the loft.



The main bedroom is an impressive size with a pleasant view to the church with an original fireplace and built-in wardrobe. A feature of the room is the very good size dressing room/ensuite which includes a range of tall hanging wardrobes, chest of drawers and vanity desk, within the room is a wash basin and wc.

Both bedrooms two and three are double, having character fireplaces and wardrobes along with open aspects to the garden. Originally a double bedroom, the bathroom is particularly spacious and has been refitted with a quality suite. The sanitaryware is in white and comprises a free-standing bath which has a shower mix tap, a large walk-in shower with rainwater head, wc, bidet and a vanity wash basin with cupboards underneath. There is also a tall ladder-style radiator and ceramic tiled flooring.

OUTSIDE

Approached via double electrically operated wooden gates with intercom the drive leads to a parking area.

The gardens are set on three sides to the Vicarage and are fully enclosed with fencing hedging and park railings. Established lawns are set around shaped flower beds and winding paths which lead to seating areas set around the garden and newly laid patio areas. There are maturing trained Braeburn apple screening with box privet edging the entrance pathway to the front door. An area to the eastern corner of the garden houses the oil tank and the garden office.

PROPERTY INFORMATION

Services: Mains water, drainage, electricity and oil fired central heating to radiators.

Local Authority: Central Bedfordshire Council.

Tel: 0300 300 8000

Outgoings: Council Tax Band "E"

Tenure: Freehold.

EPC Rating: E

Viewing: Strictly by appointment through the sole agents

Jackson-Stops. 1 Market Place, Woburn, MK17 9PZ.

Tel - 01525 290 641



LOCATION

Ridgmont lies on the edge of the Woburn Abbey Estate and has its own lower school and pub. Woburn is close by and provides further local shopping facilities, together with a selection of restaurants and public houses. The Woburn Golf and Country Club is within easy reach. More extensive shopping and leisure facilities are available in Milton Keynes. The property is in the catchment area for the Ofsted recognized Eversholt Lower school.

The M1 motorway is conveniently close and there are stations at Ridgmont linking to Bedford (where there are the well-known Harpur Trust Schools) and at Milton Keynes and Flitwick providing fast train services to London Euston and the City taking about 40 minutes. European air travel is available from Luton airport with Heathrow, Gatwick and Stansted all within easy travelling distance.





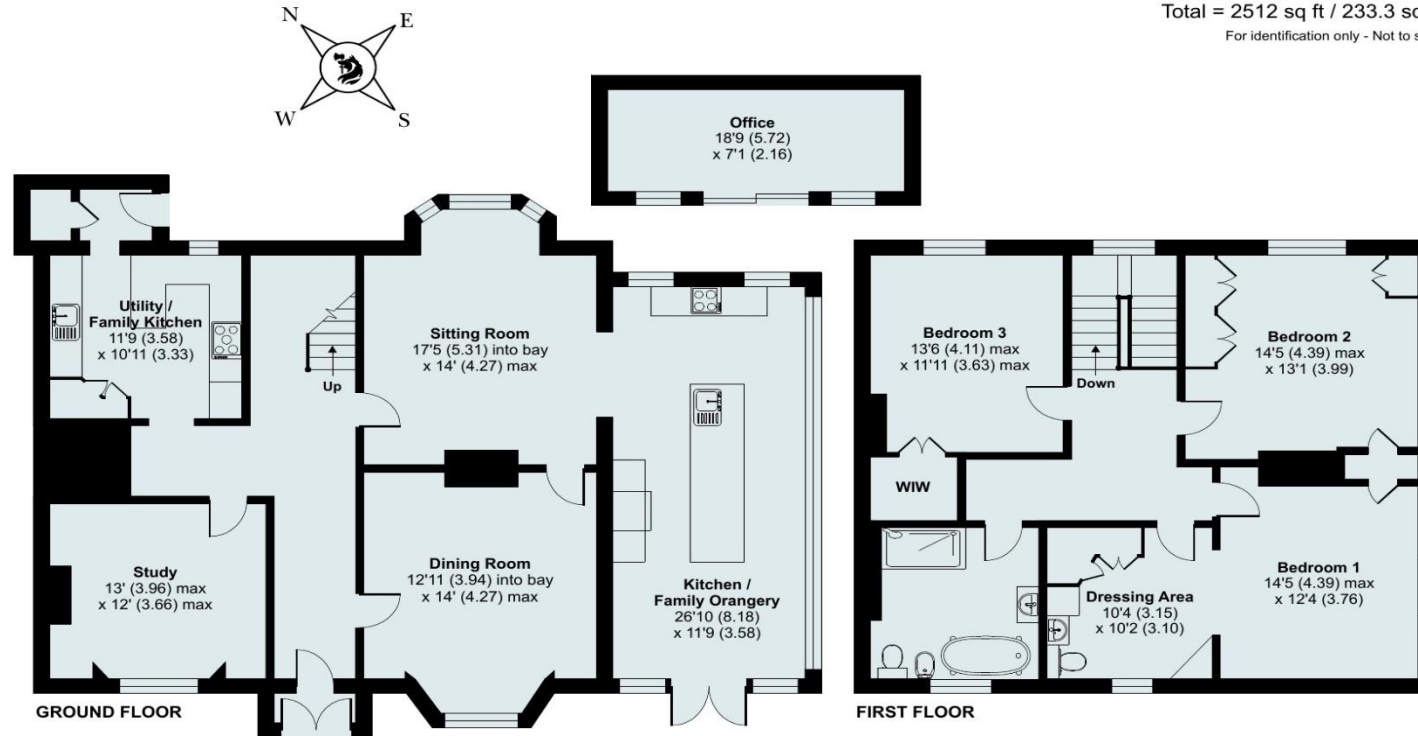
The Old Vicarage, 69B High Street, Ridgmont

Approximate Area = 2377 sq ft / 220.8 sq m

Office = 135 sq ft / 12.5 sq m

Total = 2512 sq ft / 233.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nêchecom 2026. Produced for Jackson-Stops. REF: 829864

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(90+) A		
(81-90) B		
(69-80) C		
(55-68) D		
(29-54) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

WOBURN

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