

THE MOOR, CARLTON, BEDFORD

SIMON GOODACRE
PROPERTY







The Moor, Carlton, Bedford

Price: Offers Over £800,000

- 5 bedroom executive detached family home
- A stunning open plan kitchen/diner/family room
- Beautiful landscaped rear garden
- En suite and dressing area to master bedroom
- Log burner
- Over 2000 sq ft of accommodation
- Popular village of Carlton
- Three reception rooms
- Two cloakrooms







Beautifully presented five-bedroom detached family home in sought-after Carlton, featuring a stunning open-plan kitchen/family room, lounge, study, two en-suites, dressing room, generous garden, wraparound patio and private in and out driveway, close to Bedford and excellent schools and amenities.

EPC Rating: D

Council Tax Band:

Exceptional Five-Bedroom Detached Family Residence in the Heart of Carlton, Bedfordshire

Occupying a prime position within the highly desirable Bedfordshire village of Carlton, this beautifully presented five-bedroom detached family home offers an outstanding blend of space, elegance, and versatility.

Approached via a private in-and-out driveway, the property immediately impresses with its excellent kerb appeal and extensive off-road parking. Internally, the home has been immaculately maintained and thoughtfully designed to meet the needs of modern family living, with generously proportioned accommodation arranged over two floors, including two en-suite bedrooms and a superb open-plan living environment.

The welcoming entrance hall sets the tone for the rest of the home, leading through to a stylish formal lounge, where French doors open directly onto the garden, creating a seamless connection between indoor and outdoor living.

A true highlight of the property is the exceptional open-plan kitchen/family room, extending the full depth of the house and providing a stunning sociable space ideal for both everyday family life and entertaining. Flooded with natural light and enjoying direct access to the garden, this impressive room is further enhanced by a charming wood-burning stove, perfect for creating a warm and inviting atmosphere during the colder months.

Further ground floor benefits include two cloakrooms/WCs, a separate utility room, and a dedicated study, ideal for those working from home or requiring additional flexible reception space.

The first floor continues to impress with five well-proportioned bedrooms, all beautifully arranged around a central landing. The principal suite offers a luxurious retreat, complete with its own dressing room and private en-suite shower room. Bedroom two also enjoys the benefit of an en-suite shower room and built-in wardrobes, making it an ideal guest suite or an excellent room for older children seeking additional privacy. The remaining three bedrooms are served by a well-appointed family bathroom, perfectly suited to growing families.

The superb internal accommodation is perfectly complemented by the generous rear garden, which spans the full width of the property and enjoys pedestrian access from both sides.

A substantial wraparound patio terrace provides an excellent setting for outdoor dining and summer entertaining, while the good-sized lawn runs alongside and is framed by mature trees, offering both privacy and welcome shade. A large storage shed further enhances the practicality of the outside space.

Location
Situated in the heart of the ever-popular village of Carlton, the property enjoys a wonderful semi-rural setting whilst remaining highly convenient. The county town of Bedford lies approximately 8 miles away, offering excellent shopping, leisure facilities, and mainline rail services to London.

The village itself benefits from a Church of England Primary School and falls within the catchment for the highly regarded Sharnbrook Academy. Further independent schooling is available via the prestigious The Harpur Trust schools in Bedford.

A superb opportunity to acquire a substantial and beautifully appointed family home in one of North Bedfordshire's most sought-after villages.

Buyer's Notes
HMRC requires all estate agents to follow strict money laundering rules to protect clients. To comply, we use a Government-approved electronic ID verification system under the Digital Identity and Attributes Trust Framework (DIATF). This fast and reliable process ensures your transaction stays compliant and secure. A fee of £25 + VAT per person

applies to cover the time, legal, and administrative costs involved.

Disclaimer
All details in this marketing material are for guidance only. We have not tested any fixtures, fittings, or services, and certain features are provided by the vendor and should be independently verified. Measurements and photographs are approximate and for illustrative purposes only. Goodacres Bedford Limited has not verified the legal title, and buyers should confirm all details, including EPC rating and council tax band, with their solicitors before committing.

Tenure: Freehold
Parking options: Driveway, Off Street, On Street
Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden




















Reebok









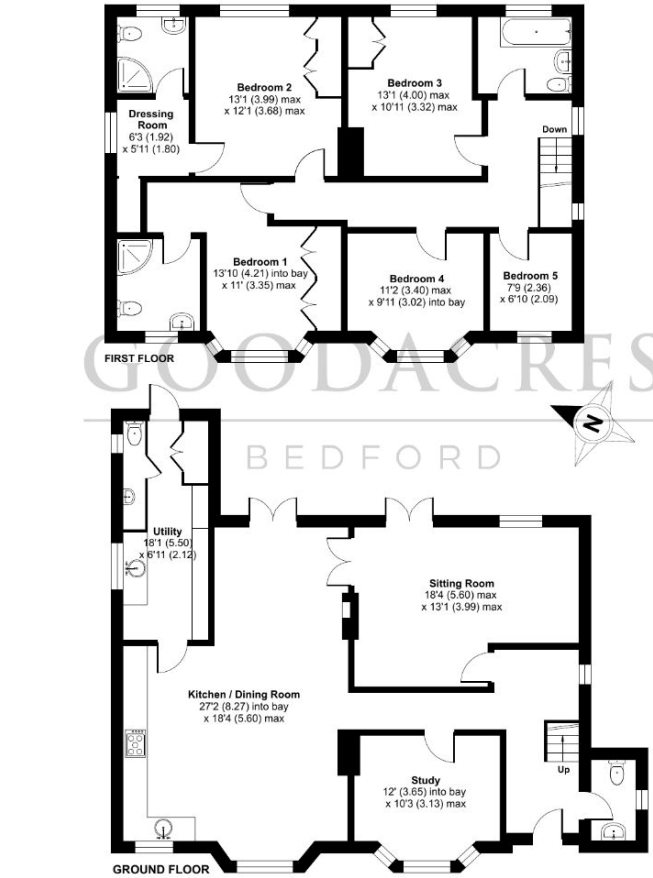




The Moor, Carlton, Bedford, MK43

Approximate Area = 2050 sq ft / 190.4 sq m

For identification only - Not to scale



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