

SEGENHOE BYRE

RIDGMONT

JACKSON-STOPS 





**SEGENHOE BYRE, SEGENHOE MANOR ROAD
RIDGMONT, BEDFORDSHIRE MK43 0XW**

TOTAL APPROX. FLOOR AREA 8735 SQ FT / 811.5 SQ M

A SUPERB BARN CONVERSION WITH 8,735 SQ FT OF ACCOMMODATION – PERFECT FOR MODERN FAMILY & MULTI-GENERATIONAL LIVING, ENTERTAINING & LEISURE WITH POOL, TENNIS COURT, WORKSHOP, STABLING & 4.4 ACRES.



DISTANCE

WOBURN 3 MILES

AMPTHILL 4 MILES

MILTON KEYNES 7 MILES

M1 JUNCTION 13 2 MILES

FLITWICK STATION 5 MILES

GROUND FLOOR

- Reception hall
 - Sitting room
 - Family room
 - Study
 - 16.8m x 4.3m kitchen/diner/family room
 - Utility, shower room and cloakroom
 - 15m x 9m games and leisure room
-

FIRST FLOOR

- Principal bedroom with dressing room and ensuite
 - Guest and third bedrooms with ensuites
 - Two further double bedrooms
 - Family bathroom
-

ANNEX

- Sitting room, kitchen, shower room, bedroom and dressing room
-

OUTSIDE

- Private terrace with heated pool
- Attractive gardens, floodlit tennis court and astro turf putting green, covered seating area and bar
- Paddocks and three stables with loft room above
- Workshop, garage and parking for 8 to 10 vehicles

THE PROPERTY

Whatever your property needs, Segenhoe Byre answers them in abundance. The property comprises the major portion of a converted “model” farm set in a no-through lane by the scheduled monument of Segenhoe “All Saints” church and is surrounded by open countryside.

One of the largest properties on offer – the living space is extremely flexible and having two staircases and a separate annex – the accommodation is ideal for a large active or extended family, working from home, entertaining and has proven ability to generate income.

The extensive space is arranged over two floors with generous reception rooms, a superb 16m kitchen/diner/family room, five double bedrooms, three ensuites, a one bedroom annex and an amazing 15m x 9m vaulted games/study/leisure room all centred around a south facing private terrace and heated swimming pool.

Further features outside include parking for 8 to 10 vehicles with three driveways, tennis court, astro turf putting green garaging, three stables with loft room above, outdoor bar with covered seating area and well-kept gardens and paddocks totalling 4.4 acres in all.

GROUND FLOOR

The property is entered via tall glazed doors with side windows into a double height reception hall with a pitched ceiling and stairs rise to the first floor and galleried landing. Glazed doors lead to the rear courtyard garden and a cloakroom lies to the right. A spacious sitting room has a feature fireplace with an inset log burner with double doors to the courtyard and there is provision for access to the annex if required. As well as an independent entrance from the second drive, a family room lies off the sitting room and has an additional staircase. This “wing” of the Byre lends itself to multi-generational living for older parents or children returning home from university/travelling. A study lies adjacent to the family room and is extensively fitted with a range of shelves, cupboards and has three home working p/c stations.





To one side there is a handy shower room ideal for when using the pool and a boiler room houses two boilers which serve the central heating and the swimming pool. A spectacular triple aspect games/party room measures over 15m x 9m and has a double height vaulted ceiling with double doors opening to the pool and terraced courtyard which is ideal for entertaining and generating additional income from dance/yoga and similar exercise pursuits. Within the room is a good sized drinks bar area. Forming the heart of the property, a most impressive kitchen/diner and family room is 16.8 m x 4.3m and has a 6m corian topped island unit/breakfast bar and an additional semi-circular seating area providing a great area for relaxed and social dining. A further area is centred around a stylish log burner with ample space for sofas and TV. With full height picture windows and doors, the whole room enjoys a view and access to the terrace and pool. The kitchen itself is fitted with a bespoke and quality range of modern base, wall and larder units with corian work surfaces and twin sinks. Integrated appliances include two Bosch electric ovens with warming drawers, De Dietrich induction hob with charcoal filter hood over, steam oven, microwave, dishwasher and Samsung American-style fridge freezer with ice and water dispenser. The room benefits from under floor electric heating. Completing the ground floor a utility offers further storage for every day needs with a good range of base and wall units, a second sink, space for washing machine, tumble dryer, fridge/freezer and doors lead to the garden.

FIRST FLOOR

A dual aspect galleried landing with a vaulted ceiling leads to all the bedrooms, bathroom and has a most useful walk-in airing cupboard which is fully shelved offering lots of space for linen, towels, suitcases, Christmas decorations etc.





The dual aspect principal bedroom suite is an impressive size and has tall pitched ceiling height with a fully fitted dressing room and spacious ensuite with a bath, separate shower, wash basin and wc. Bedroom two and three both have extensive wardrobes and have their own ensembles with bedroom four and five being served by a good size bathroom with bath and a separate shower cubicle. The fifth bedroom has an adjacent sitting/study room with a mezzanine which makes an ideal older child's or teenage suite.

ANNEX

Accessed from the drive and internally if required, the annex has been let over the years and provided a useful income. The accommodation comprises a sitting room, kitchen, shower room and bedroom with a dressing room.

OUTSIDE

Segenhoe Byre has two separate driveways at the front of the property providing hard standing for several vehicles. From the second drive a garage has double timber doors with power, light and an internal door to the house. A third drive set at the end of the lane provides access to the rear and paddocks ideal for further parking and horse box access.

The private courtyard terrace and gardens are set around the heated pool and rose planted borders all of which take advantage of the south facing aspect. Beyond the terracing, well-kept lawns and stocked borders with pathways lead to the tennis court, paddocks, stables/workshops and outdoor bar and covered seating area. The oak stable block has three loose boxes with an enclosed paved courtyard, power and light. External steps lead up to a loft with natural lighting and ideal as storage, home office or children's games room. An attached workshop has two sets of double doors at either end along with power and light. Finally, a covered area with seating and power enjoys a south westerly aspect and view over the church and is used for outdoor entertaining.





PADDOCKS

The paddocks lie to the rear of the tennis court and stable block and extend to approximately 3.6 acres. A public footpath crosses the main paddock.

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 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, Thameslink and St Pancras taking about 40 minutes. European air travel is available from Luton airport with Heathrow, Gatwick and Stansted all within easy travelling distance.

PROPERTY INFORMATION

Services: Metered mains water, mains electricity, oil fired central heating to radiators with solar panels generating income – details available upon request. Shared private septic tank pumped to mains sewage.

Local Authority: Central Bedfordshire Council.

Tel: 0300 300 8000

Outgoings: Segenhoe Byre - Council Tax Band "H"

2026/27 £4,936.26

The Annex – Council Tax Band "A"

2026/27 £1,645.41

Tenure: Freehold.

EPC Rating: "C"

Viewing: Strictly by appointment through the sole agents

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

Tel - 01525 290 641





Segenhoe Byre, Segenhoe, Ridgmont

Approximate Area = 7941 sq ft / 737.7 sq m (excludes voids)

Including Limited Use Area(s) = 81 sq ft / 7.5 sq m

Annexe = 613 sq ft / 56.9 sq m

Garage = 187 sq ft / 17.3 sq m

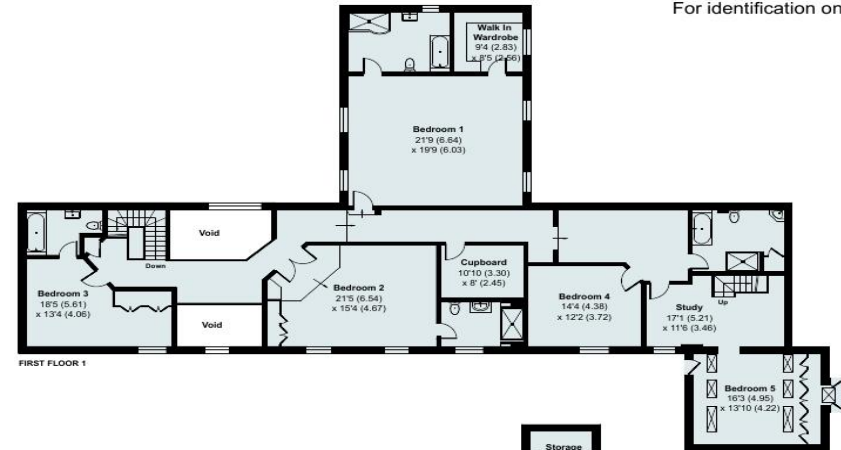
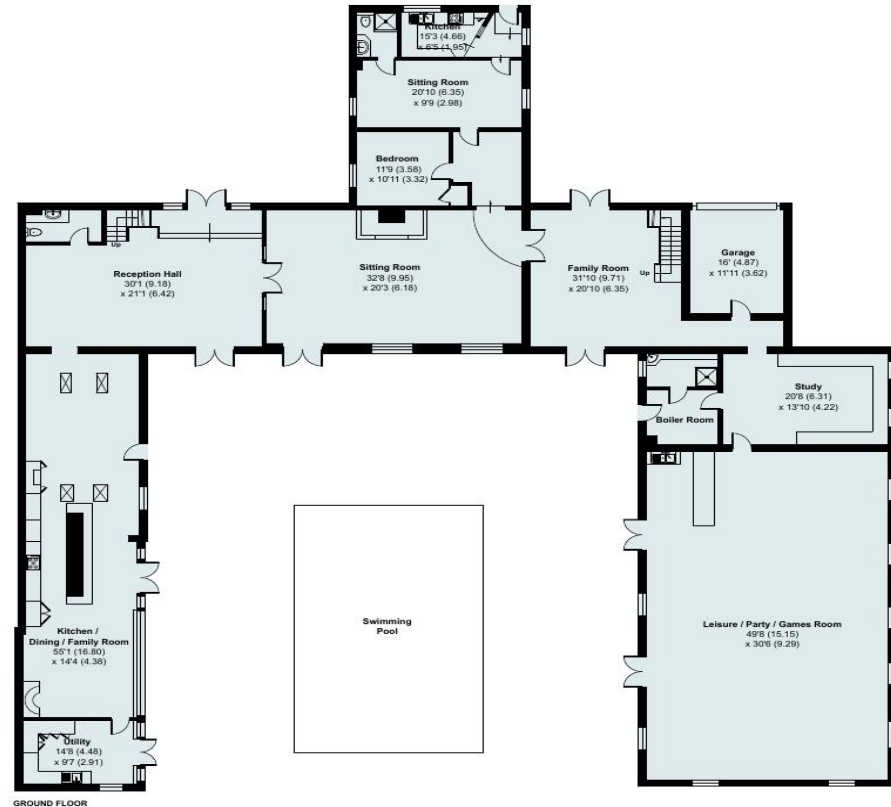
Outbuildings = 984 sq ft / 91.4 sq m

Total = 9806 sq ft / 910.8 sq m

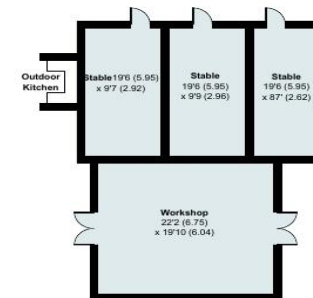
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Denotes restricted
head height



FIRST FLOOR 1



OUTBUILDING 1 / 2 / 3 / 4



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Jackson-Stops. REF: 1437620

WOBURN

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