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Hurdlefoot House, Bedford Road

Pavenham, Bedfordshire MK43 7PH





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Elegant and Extensive, Modern Village Home, Close to County Town - With Scope for Multigenerational Living

A handsome, 5000 sq. ft. country home, built in 2013, with 8 bedrooms and 6 bathrooms in the main house, and a further large room above the double garage, with its own access, that could form part of an annexe. Hurdlefoot House, in the wonderful, North Bedfordshire, riverside village of Pavenham, is set far back from the leafy country lane, on half an acre, behind its impressive front lawn, with driveway parking space for at least ten cars, and an easy-to-maintain rear garden backing onto the quiet, over-45s homes of Pavenham Park. Close to all facilities and amenities, amid amazing countryside, it is quite some place.

Pavenham is less than ten miles from the planned Universal Studios resort and the new Wixams Station, which will send fast trains between Oxford and Cambridge, to London, and even to Europe, if the vision is realised. You're also just ten minutes from the County town of Bedford, with its fast trains to London and world-renowned Harpur Trust private schools. The catchment Pinchmill Primary school is in the nearby village of Felmersham, the highly regarded Secondary & 6th Form just a cycle ride away in Sharnbrook, which is also home to the Paula Radcliffe Sports & Gym complex.

A stone's throw from your new home is Pavenham Golf Club, opened by Justin Rose and Ian Poulter in 1994, as well as the tennis club, playing fields and play park. Take a leisurely stroll further into the village to the Grade I-listed Church of St Peter and perhaps stop off for a pint of real ale at the traditional country pub on the way home. Collect eggs and meat for the Sunday roast from the farm shop a few yards from the house, with a village stores and post office, as well as a popular pub and restaurant, five minutes away in the adjoining village of Oakley. A choice of supermarkets is less than five miles.

So close to every facility and amenity yet surrounded by beautiful countryside Your dog can take you on many fabulous walks straight from your front door, not least along the River Great Ouse, following in the footsteps of John Bunyan, the author of Pilgrims Progress. It's a joy to live here.











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AT A GLANCE – 8 bedrooms / 6 bathrooms / 5328 ft2

- Portico / **Entrance Hall**, with **Cloakroom** and **Study**
- **Kitchen/Breakfast room**, with **Island** and bay – Appliances: undermounted bowls x 2, with grooves; integrated dishwasher; Neff built-in, hide & slide, single ovens x 2, induction hob and island chimney hood; integrated tall refrigerator and separate freezer; wine cooler / Island stool seating and breakfast table space
- **Pantry** / Rear lobby, with doors to back garden and separate lobby to garage and stairs to room above / **Boot room** / **Laundry room**, with single bowl and spaces for washer and dryer
- **Dining room**, with bay
- **Sitting room,** with woodburning stove / Bifold doors to courtyard garden terrace
- First Floor - Galleried landing, with linen cupboard / **Main bedroom suite**, with walk-in wardrobe and **Bathroom**, with freestanding bath and separate shower / **Guest bedroom**, with built-in wardrobe and **Shower room** / **Double bedroom**, with **Shower room** / **Double bedroom**, with built-in wardrobe and **Wet room** / **Double bedroom**, built-in wardrobe and **Shower room**
- Second Floor - Galleried landing, with lantern / **3 bedrooms**, one currently used as a sitting/music room / **Shower room** / **Walk-in loft space**
- Oil-fired central heating, with underfloor heating downstairs / Fully double glazed
- **Double garage**, with store; electric door / **Room above** – could be bedroom, currently music room **/ Intercom - access to gated driveway parking for at least 10 cars**
- **0.5 acres -** Front Garden / Courtyard-style Back Garden, with shed/workshop / Hidden oil tank area

FURTHER FACTS & FIGURES

- Full fibre broadband availability / Council tax band: H / EPC rating: C / Alarm, Ring doorbell; 9-lever lock doors
- Bedford Railway Station: 5.3 miles – fast trains to London: 40 minutes
- School catchment: Pinchmill Pre & Primary, Felmersham / Sharnbrook Secondary: 2.5 / 3.5 miles.
- Pub / Golf Club / Playing fields - all in village / Oakley pub and restaurant, village stores & post office: 1.5 miles





Nature-filled sycamore, rowan and hawthorn trees welcome you home as you sweep through intercom-controlled gates and along your drive between the huge lawn and a hedgerow of wildlife-friendly viburnums, barberry, photinia and lilac. Apple and pear trees watch over a collection of beautiful roses mingling with sweet-scented mock orange and striking euphorbia near one of the side gates leading to the back garden.

The courtyard-style back garden, with its prolific Victoria Plum tree and large shed cum workshop, has been designed for pot planting and ease of maintenance, with a metal pergola and seating area that can be covered for shade or shelter during summer entertaining. If you're a keen gardener, you might wish to restore flower beds, perhaps with trellis climbers or pleached trees along the border, to add to the magnificent sycamore. It's your choice.

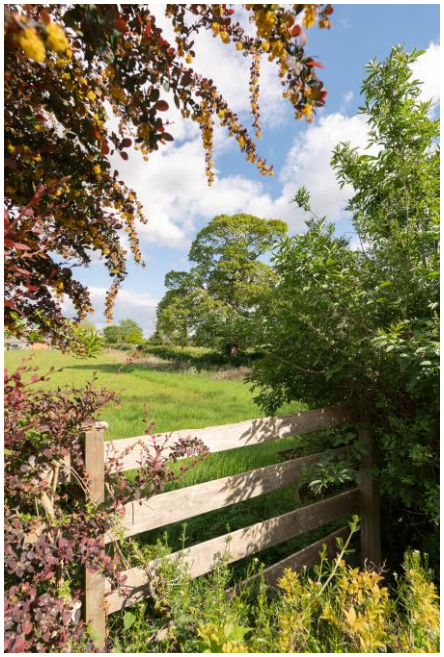
As it is, indeed, how you use the living space inside, space that can easily accommodate an extended family. And from the moment you step through the portico into the huge hall, its porcelain-wood floor stretching through oak doors across the whole of downstairs, heated underfoot, it's clear it's very impressive space, too.

It's not just the size of the kitchen, with its super pantry, bay-windowed breakfast area and granite-topped furniture and island, housing Neff hide & slide ovens, family-sized refrigeration, induction hob and wine cooler; or its dining room that can seat at least ten; or even its lovely sitting room, with its elegant marble fireplace and bifold doors that open an entire end to the terrace come summertime.

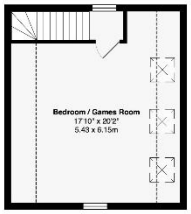
It's all the amazing bedrooms, almost all with their own showers and built-in wardrobes, one with a wet room, the main suite with a freestanding bath as well as a shower in its stylish bathroom, and most with fabulous views over the surrounding countryside or Pavenham Park's lovely green. So many bedrooms that the light-filled top floor could be a dedicated suite, if you wish. There's even the walk-in loft there that, with the simple addition of veluxe windows, could supplement the suite. You have abundant storage space, too, as well as a study, laundry and boot rooms.

And, of course, with its own access, you have the vaulted-ceilinged room above the garage, which was once a gym, is currently a music room, and could be an ideal Airbnb let. Major space and many options, in an extraordinary family home that's one of a kind.









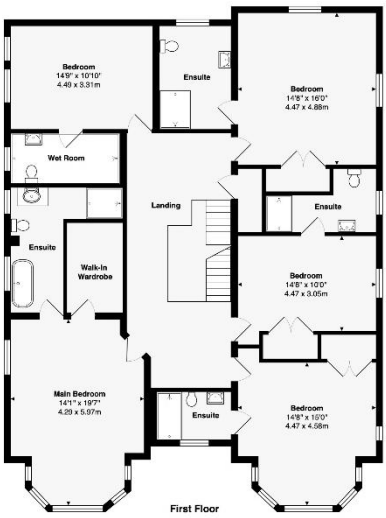
First Floor Above Garage



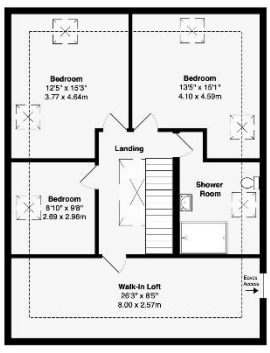
Denotes restricted height



Ground Floor



First Floor



Second Floor

Area of House: 5000 ft2 … 464.5 m2
Double Garage: 328 ft2 … 30.5 m2
Total Area: 5328 ft2 … 495 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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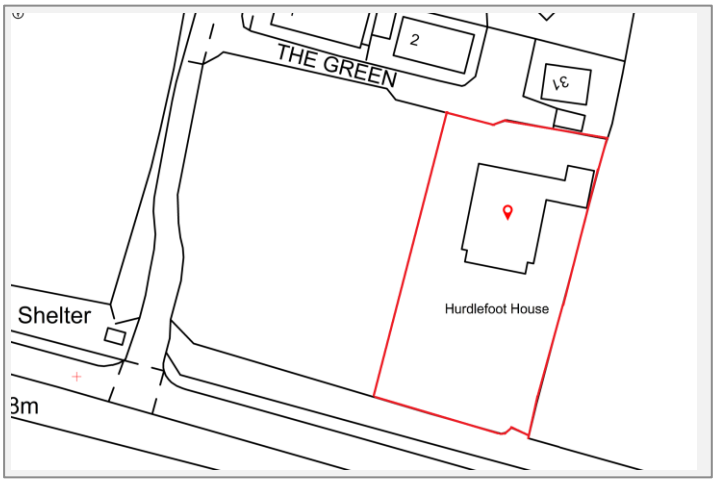
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To discuss this unique home or one you wish to sell, please contact us.

Artistry Property Agents | 36 St Peter's Street | Bedford | MK40 2NN

T 01234 889987 | E info@artistryproperty.co.uk

www.artistryproperty.co.uk