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25 Orchard Road

Beeston, Bedfordshire SG19 1PJ



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Highly Specced Village Home, with Beautiful Kitchen Extension, Hugely Attractive Garden Room and Much More – Walkable to Sandy Station

An amazing transformation of a humble 1930s house to a fabulous, 5-bedroom, detached home, with nearly 3,500 sq. ft., understated good looks on the outside, stylish beauty on the inside and reassuringly expensive hidden detail. With a kitchen from Poggenpohl, appliances from Gaggenau, a bathroom from Villeroy and Boch and a substantial, steel garden building from Potton Homes, the quality is clear. Add a landscaped, easy to maintain, though beautiful, southeast-facing garden, with hidden children's playing area, double garage and an attractive, gravelled parking area for several cars, complete with EV charging, and it's clear, too, that this is quite some home.

On a quiet road a few yards from Beeston Village Green, your new home is just 1200 yards from Sandy Railway Station, from where fast trains reach London in just 48 minutes. The catchment secondary school, recently rated 'Good' in all areas by Ofsted is less than 2 miles away and the Primary, with recent writing and phonics awards, is just over a mile. School buses leave from the Green at the end of the road. Bedford's world-renowned Harpur Trust private schools are just 10 miles away.

Travelling by road could hardly be easier, with the A1 allowing fast access to the A6, A428 A14 and A421. Luton Airport is just 25 miles away, Cambridge about 20. Universal Studios and Wixams Station will be easy to reach, too, with fast trains linking Oxford and Cambridge, to London and even to Europe, if the vision is realised.

Living in a community-spirited village within walking distance of the historic market town of Sandy, and its shops and supermarkets, you have the best of both worlds. The hugely popular Franklin's farm shop, café and butcher's is just over a mile's stroll away. The Queen's Head, the oldest pub in Sandy, is a little over a mile, too, close to the Health Centre. The Leisure and Sports Centre is a 10-minute cycle ride away. And this is cycling country, with lovely rides to Danish Camp at Willington, Shuttleworth and Jordan's Mill, to name but three.

Sandy is the headquarters of the RSPB, and their nature trails are worth visiting. Your dog, though, might prefer to take you out into the beautiful countryside surrounding the village, straight from the Village Green, or to the Riddy, a nature reserve alongside the River Ivel, about half a mile away. And you're very close to the Greensand Ridge Walk, too. A lovely environment in which to live.











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AT A GLANCE - 5 bedrooms / 3 bath/showers / 3371 ft.2

- Open porch and **Entrance Hall,** with understairs cupboard and **Cloakroom**
- **Sitting room**, with Dovre woodburning stove and bay-window / bifold doors to kitchen
- **Kitchen/Breakfast/Family room** - **Island** stool seating / Schüco aluminium sliding doors to terrace – Appliances: undermounted Blanco professional sink and tap / Separate Corian bowl and **Quooker boiling water tap** / Gaggenau (side-opening) built-in oven and ceramic hob, griddle and steamer, with island hood / Samsung built-in oven, combi oven and warming drawer / Integrated, tall refrigerator
- **Craft/Homework Area** open to kitchen **/ Utility room/Pantry**, with shelving and spaces for appliances
- **Dining Area** – open to yet hidden from kitchen / door to rear lobby, which opens to garden and garage
- **Multipurpose room** (with **Shower room**) currently used for storage and designed to become a downstairs bedroom, if needed, perhaps with the addition of French doors to garden
- **Main bedroom suite**, with dressing areas and Shower room / **2 further double bedrooms**, with magnetic blackboards / **Single bedroom**, with built-in wardrobe / **Bathroom**, with freestanding bath and separate shower
- **Top floor double bedroom**/cinema room/studio/office
- Mains gas central heating and Megaflo hot water system / Double Glazing / Water softener / Security system
- **Garage,** electric door, alarm, sink, storage / Gravelled parking, with EV charger / **Garden building,** insulated; bifolds and French doors / **Garden and hidden play area** / Gated area for bins etc, with shed; door to utility

FURTHER FACTS & FIGURES

- Full fibre broadband availability / Council tax band: E / EPC rating: C / **NO UPPER CHAIN**
- Sandy Railway Station: 1200 yards – fast trains to London: 48 minutes
- Catchment schools: Laburnum Primary: 1.2 miles / Sandy Secondary: 1.8 miles / Private schools in Bedford
- Queen's Head pub: 1.2 miles / Health Centre: 1.2 miles / Supermarket: 0.5 miles / Sheppards Farm Shop: 1 mile





The solid, balanced structure of your new home, set well back behind its railing-topped red-brick wall at the front, its matching chimney aesthetically hiding a flue, tells its own story – one of quiet luxury, where no corners have been cut.

Walls, floors, and ceilings have been insulated for both winter warmth and summer cool. Heating is zoned, both underfloor and via Myson column radiators and the designer spring radiator in the hall, which picks up the curved corner of the wall, a delightful survivor of the '30s house. A Dovre stove not only brings hygge to the snug section of your lovely, bay-windowed sitting room but efficiently distributes warmth around the house.

Even the garage is fully insulated. Once a gym, complete with television, it's ready to be brought fully into the home, if you wish - there's even a sink there, hidden in the bank of sliding door storage cupboards. The house is wired for data, the water softened, the pressure boosted. Technical excellence behind the scenes, yet beauty all around. The olive ash internal doors are an art form in themselves, the wonderful grain picking up the striking bar in the kitchen. So, too, the floors, from perfectly aligned porcelain to beautiful bamboo downstairs and captivating cork, warm and silent upstairs.

In lovely bedrooms, two of the doubles complete with magnetic blackboards for fortunate children; in your main suite, with its tall sloping ceiling and light-filled dressing areas; and in a top floor studio, which has variously been an exciting bedroom cum teenage quarters, an office and a super cinema room, with blackout blind. Bamboo is repeated in the gorgeous bathroom, where everything stylishly complements each other, and the beautiful bath is not only so comfortable, but also keeps the water hotter for longer.

Innovative lighting downstairs illuminates the amazing Corian and glass-topped kitchen furniture – luxury fittings in what is still, though, a fabulous hub of the home, where children can craft and friends be dined; with the beautiful bifolds to the sitting room opening up even more space for parties.

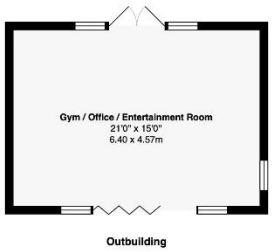
And it extends through superb, Shüco sliding doors - with electric blinds - to the tiered terrace. Decking, sandstone and grass, are punctuated by planters awaiting your preferences and hardy geraniums spilling over the artfully laid low stone wall. Your eyes are drawn between the cypress trees, laurel developing as a green frame to the lawn, as far as the wonderful, steel and aluminium gym, office or entertainment room, with its beautiful ply panelling inside. Enjoy it all!





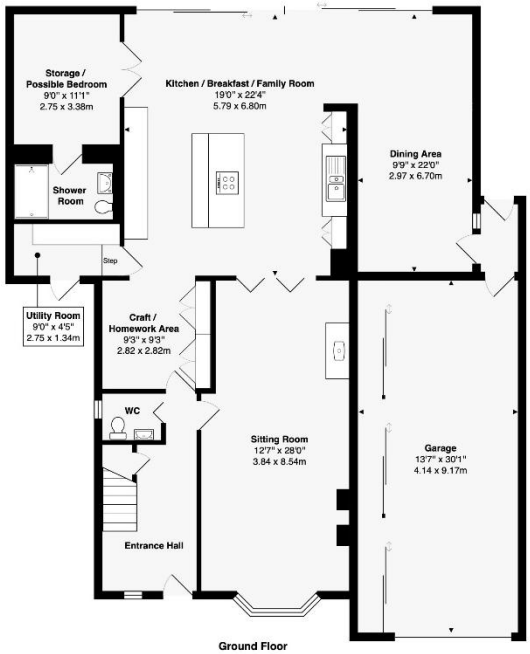
Dressing Room



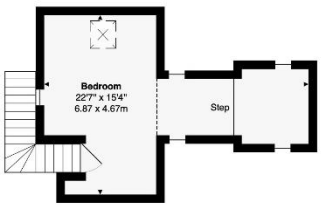


Outbuilding

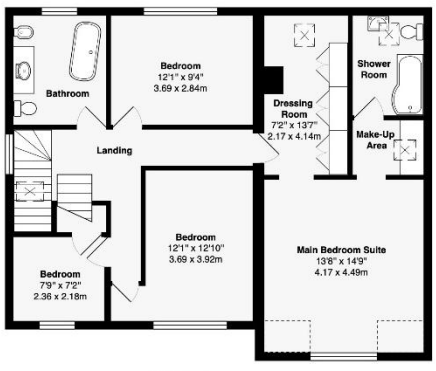




Ground Floor



Second Floor



First Floor

Area of House: 2616 ft2 … 243 m2
Outbuilding: 315 ft2 … 29.3 m2
Garage: 440 ft2 … 40.9 m2
Total Area: 3371 ft2 … 313.2 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.

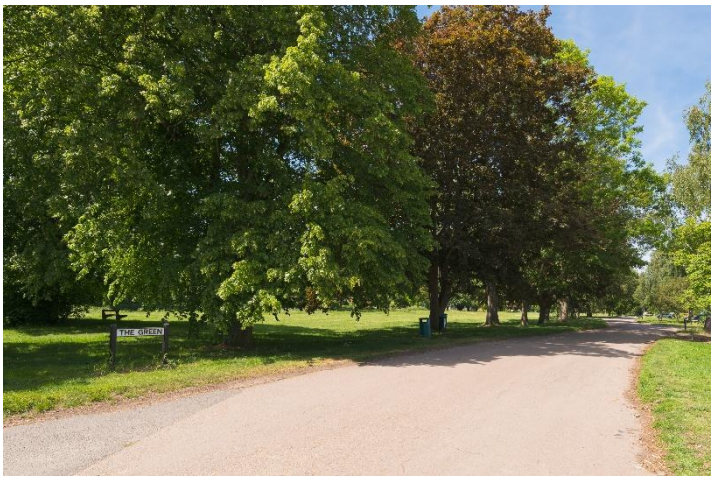
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To discuss this unique home or one you wish to sell, please contact us.

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