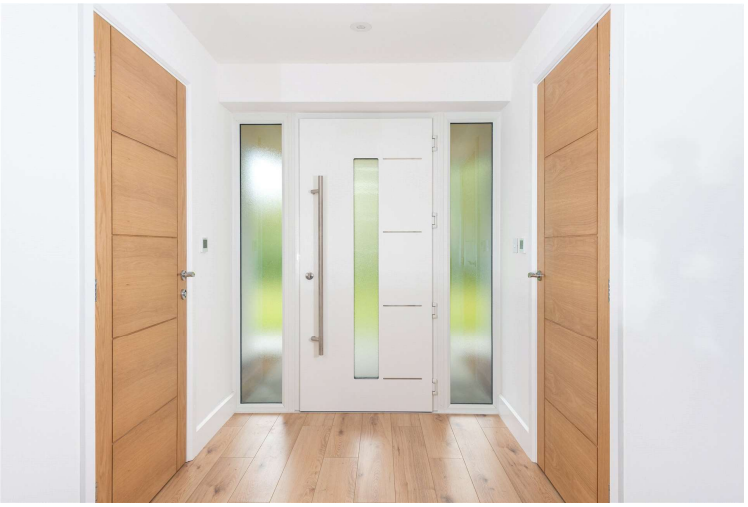


Blunham, Bedfordshire

MICHAEL GRAHAM









A newly built four double bedroom contemporary detached bungalow with a 10 year Build Zone warranty, with a detached double garage, driveway parking and wrap around gardens with countryside views.

Grange View

89 Grange Road, Blunham,
Bedfordshire, MK44 3NS

4 bedrooms

2 reception rooms

3 bathrooms

EPC Rating Band B

The bungalow has been individually designed with energy efficient features including solar energy with battery storage, an air source heat pump and underfloor heating throughout. The 2,873 sq. ft. of accommodation includes a triple aspect sitting/dining room with glazed doors with wing windows to a terrace in the garden, and a wide opening to an open plan kitchen/breakfast room with bi-fold doors to the rear garden allowing a free flow through the space for modern family life and entertaining. There is also a study/playroom, and a utility/boot room with storage, plumbing for a washing machine, space for a tumble dryer, and a door to the garden. The entrance hall has a secure store and a cloakroom.

The bedroom wing is accessed via the kitchen/breakfast room into an inner hall which has a built-in cupboard, a Velux skylight and access to four bedrooms and a four piece family bathroom. Two bedrooms have en suite shower rooms and the principal bedroom also has a walk-in wardrobe.

- Contemporary detached bungalow with 10 yr Build Zone warranty
- Four double bedrooms; two en suite, family bathroom
- Sitting/dining room and study/playroom
- Open plan kitchen/breakfast room
- Utility/boot room, cloakroom and plant room
- Solar energy with battery storage and underfloor heating
- Detached double garage
- Wrap around gardens with countryside views

Additional Information

- Mains Water, Electricity, Gas
- The Local Authority is Central Bedfordshire
- The property is in council tax band G

Kitchen/Breakfast Room

A particular feature of the property is the open plan kitchen/breakfast room which measures over 27 ft. and has exposed wooden flooring with underfloor heating. The kitchen is fitted with a range of units with complementary work surfaces incorporating a sink with a boiling hot water tap. The central island has a breakfast bar and a Neff induction hob, and other integrated appliances include a Neff hide and slide double oven, a dishwasher, warming drawers and a fridge/freezer. Floor to ceiling glazing includes bi fold doors to the entertaining terrace in the rear garden.













Gardens

The gravelled driveway provides extensive parking and access to the detached double garage which has eaves storage, a side door and power connected. There is also an EV charging point. The gardens wrap around the bungalow and are enclosed by a combination of timber panelled fencing and hedging with some mature trees for screening. The garden has a paved terrace with ample space for tables and chairs for al fresco entertaining overlooking the fields and countryside. The rest of the garden has been lawned but otherwise left for purchasers to complete to their own taste.

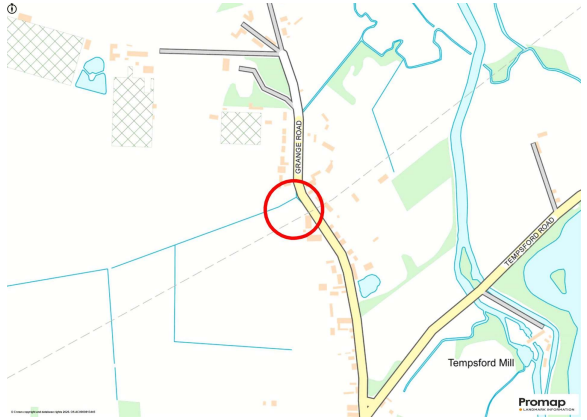


Total = 3272 sq ft / 303.9 sq m
Approximate Area = 2873 sq ft / 266.9 sq m
Garage = 399 sq ft / 37 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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Situation and Schooling

Blunham has local amenities including a village store and public house, as well as riverside walks. The A1 is about 1 mile away and Sandy railway station is 3.5 miles away for rail links to London Kings Cross. The property is within 10 minutes' walk of the village playing field and other amenities on the High Street including John Donne Lower School. St. Alban Academy is approximately 1.5 miles away in Great Barford, the Bedford Harpur Trust schools are about 7 miles away and Kimbolton School is 13 miles away. There is also transport to the Samuel Whitbread School 10 miles away.

1 mile from A1
Blunham

44 minutes from
Kings Cross

3.5 miles from Sandy

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