

3 Mill Meadow
Langford | Biggleswade | Bedfordshire | SG18 9UR

FINE & COUNTRY

Step inside

3 Mill Meadow

Set within an established and private plot backing on to the river, this substantial five bedroom detached family residence offers over 2,800 sq ft of versatile accommodation, thoughtfully designed to meet the demands of modern family living while presenting excellent opportunities for future enhancement, this property further benefits from ample off-road parking and double garage.

Step Inside:
Set within an established and private plot, this substantial detached family residence offers over 2,800 sq ft of versatile accommodation, thoughtfully designed to meet the demands of modern family living while presenting excellent opportunities for future enhancement.

The property welcomes you with a spacious entrance hall leading to a series of well-proportioned reception rooms with air conditioning to the main living areas. A generous living room provides an elegant setting for both entertaining and everyday relaxation, while the separate dining room offers a more formal space for hosting. The heart of the home is the well-appointed kitchen, complemented by a breakfast room and adjoining family room, creating a sociable environment ideal for family life. A separate study provides an excellent home office, while a practical utility room, cloakroom and integral double garage complete the ground floor.

Upstairs, the first floor comprises five well-proportioned bedrooms. The impressive principal suite benefits from a walk-in wardrobe, air conditioning and a private en-suite, while the second bedroom also enjoys fitted wardrobes, en-suite facilities and air conditioning. Three further bedrooms are served by a contemporary family bathroom, providing comfortable accommodation for growing families and visiting guests alike. Air conditioning is also fitted to the dining/snug room and living room ensuring enhanced comfort throughout the seasons.

In addition to its generous accommodation, the home benefits from solar panels, improving energy efficiency and contributing towards lower day-to-day running costs.

Beyond its already impressive footprint, the property offers considerable scope for further extension, reconfiguration or conversion of existing spaces, subject to the necessary planning permissions, allowing future owners to tailor the home to suit changing lifestyles and requirements.

Combining generous proportions, flexible living space, modern practicalities and exceptional potential, this is a distinguished family home offering both immediate comfort and the opportunity to create a truly bespoke long-term residence.






















Bathroom


Bedroom 3


Bedroom 4


Bedroom 5




Master Bedroom


Master Bedroom


Ensuite

About The Area:
Nestled on the edge of the sought-after village of Langford in Central Bedfordshire, Mill Meadow enjoys an attractive rural setting surrounded by open countryside while remaining well connected to nearby towns and major transport links. The village offers a welcoming community atmosphere with a range of everyday amenities, including a village shop, public house, primary school and local sports facilities, making it an ideal location for families, professionals and those seeking a quieter pace of life.

The surrounding countryside provides excellent opportunities for walking, cycling and outdoor recreation, with scenic routes following the nearby River Ivel and surrounding farmland. For a wider range of shopping, dining and leisure facilities, the market town of Biggleswade is just a short drive away, offering supermarkets, independent retailers, cafés and a mainline railway station with regular services to London St Pancras.

Langford benefits from excellent road connections via the A1, providing convenient access to Bedford, Cambridge, Milton Keynes and London. Combining the charm of village living with modern convenience, Mill Meadow offers residents the best of both worlds—a peaceful countryside setting with easy access to employment, education and leisure destinations

Step Outside:
Set within a quiet and established residential setting, the property occupies a generous plot with beautifully landscaped gardens that have been thoughtfully designed to provide year-round colour, interest and a variety of spaces for both entertaining and relaxation. Immediately adjoining the house, a substantial paved terrace offers the perfect setting for outdoor dining, seamlessly extending the living space into the garden. A bespoke timber storage shed has been cleverly constructed along the side of the property, providing excellent practical storage while complementing the overall design while a garden greenhouse provides a sanctuary for keen gardeners.

The garden is predominantly laid to lawn, framed by mature trees, established planting and carefully tended borders, and enjoys a sunny aspect throughout the day. At the foot of the garden, the current owners have created what they affectionately refer to as the 'Lower Terrace' – a peaceful riverside seating area positioned to make the very most of the exceptional outlook. From here, uninterrupted views stretch across the river towards open fields and the historic mill, creating an idyllic setting that is both private and picturesque.

Adding to its unique appeal, the property's boundary extends to the centre of the river, with the owners benefiting from permission to pump water directly from the river for garden use. For complete peace of mind, the sellers also hold written confirmation from the Environment Agency confirming there is no flood risk to the property.

To the front, the home is approached via an extensive block-paved driveway providing parking for numerous vehicles, complemented by a neatly maintained lawn and established planting. An integral double garage completes the impressive external accommodation of this distinguished family home.
The property further benefits from solar panels, CCTV and a fitted alarm system.







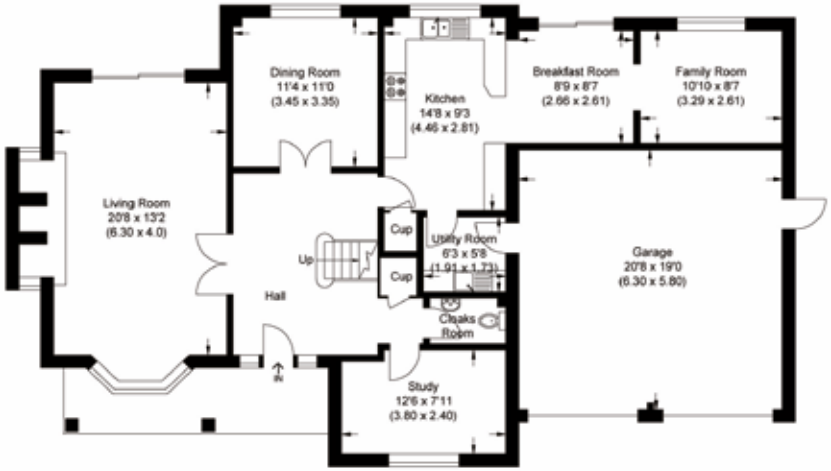








Approximate Gross Internal Area
261.42 sq m / 2813.90 sq ft
(Includes Garage)
Garage Area 36.54 sq m / 393.31 sq ft



Ground Floor



First Floor



Illustration for identification purposes only, measurements are approximate, not to scale.

The Property Ombudsman

APPROVED CODE
TRADINGSTANDARDS.UK

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 9185978 Registered Office: Fine & Country, Station Place, Letchworth Garden City, SG63AQ. Printed

FINE & COUNTRY

Fine & Country North Hertfordshire
Station Place, Letchworth, Hertfordshire, SG6 3AQ
01462 222555 | northherts@fineandcountry.com

FSC
www.fsc.org
MIX
Paper | Supporting responsible forestry
FSC® C113442