



5, Roe Deer Meadow

Langford, Biggleswade,
Bedfordshire, SG18 9GJ
£665,000

country
properties

This immaculately presented four-bedroom detached 'Harwood' home, built by Bloor Homes, offers spacious and versatile family living. The property features a stunning open-plan living space, complemented by a separate living room and study area. Outside, the beautifully landscaped garden provides an ideal space for relaxing and entertaining. The property also benefits from a three-quarter converted garage, complete with a shower room, creating a versatile additional space perfect for a home office or hobby room. Situated within a sought-after modern development, this impressive home combines contemporary living with practical family space, making it an ideal choice for growing families.

- Open-plan kitchen/dining room featuring Quartz worktops, central island, integrated appliances and bi-fold doors
- Resin driveway providing off road parking
- Spacious family living with a separate study and living room
- Landscaped rear garden - perfect for those alfresco summer evenings !
- Four generous bedrooms - one with ensuite
- Garage 3 quarters converted into hobby room/ study with shower room and w/c
- Quiet village location with easy access to the A1(M) and Biggleswade station, offering direct rail links to London.



GROUND FLOOR

Entrance Hall

Wood effect laminate flooring. Double glazed window to front. Carpeted stairs rising to first floor with understairs storage space. Radiator. Wood panelling. Double doors into utility cupboard with plumbing and space for washing machine and tumble dryer, worksurfaces and fitted hanging rail. Doors to Kitchen, Study and Cloakroom.

Cloakroom

Wash hand basin and low level WC. Part tiled walls. Heated towel rail. Wood effect laminate flooring. Extractor fan.

Kitchen/Dining Room

29' 8" x 13' 11" (9.04m x 4.24m) A range of wall and base units with Quartz worksurfaces over and upstands. Inset stainless steel sink with swan neck mixer tap over. Tiled splashbacks. Integrated eye level electric double oven and grill. Induction hob with stainless steel extractor hood over. Integrated dishwasher. Integrated fridge/freezer. Kitchen cupboard housing boiler. Central kitchen island with base units, Quartz worksurfaces and incorporated breakfast bar. Radiator. Wood effect laminate flooring. Double glazed bay window to front. Feature exposed brick wall in the dining area. Bi-fold doors onto rear garden. Door to Living room and storage cupboard.

Study

10' 5" x 7' 7" (3.17m x 2.31m) Double glazed window to front. Radiator. Wood effect laminate flooring.

Living Room

15' 9" x 12' 0" (4.80m x 3.66m) Wood effect laminate flooring. Wood panelling. Two radiators. Bi-fold doors onto rear garden.

FIRST FLOOR

Landing

Fitted carpet. Radiator. Loft access. Airing cupboard. Wood panelling. Door to all bedrooms and bathroom.

Bedroom One

14' 3" x 9' 11" (4.34m x 3.02m) Double glazed window to rear aspect. Fitted carpet. Built in wardrobes with mirrored sliding doors. Radiator. Door to En suite.

En Suite

Suite comprising wall mounted vanity wash hand basin, low level WC and fully tiled double shower cubicle with rainfall shower head over and hand held shower attachment. Part tiled. Wood effect laminate flooring. Obscure double glazed window to side aspect.



Bedroom Two

14' 4" x 8' 11" (4.37m x 2.72m) Double glazed window to front aspect. Fitted carpet. Radiator.

Bedroom Three

11' 9" x 10' 4" (3.58m x 3.15m) Double glazed window to rear aspect. Fitted carpet. Fitted wardrobe. Radiator.

Bedroom Four

11' 11" x 11' 3" (3.63m x 3.43m) Double glazed window to front aspect. Fitted carpet. Radiator. Fitted wardrobes.

Bathroom

Four piece suite comprising wall mounted vanity wash hand basin, low level WC, free standing bath tub with hand held shower. Fully tiled shower cubicle with rainfall shower head over and hand held shower attachment. Wall mounted illuminated bathroom mirror. Chrome heated towel rail. Wood effect laminate flooring.

OUTSIDE

Front Garden

Front garden laid mainly to artificial grass. Decorative shrub borders. Paved pathway leading to front door.



Rear Garden

Landscaped rear garden with artificial lawn, large paved patio area and decorative shingled path with stepping stones leading to hot tub area and rear decking seating area. (Hot tub subject to separate negotiation). Flower and shrub borders. Vegetable patch. Decorative shingled areas. External power sockets. External water tap. Gated side access onto driveway. Personal door into garage.

Garage

11' 1" x 6' 0" (3.38m x 1.83m) Single garage with side-hinged door. Part converted to hobby room. Power and light. Herringbone style effect flooring. Door to shower room with wash hand basin. Door to sound proof room. Low level WC and shower cubicle. Extractor fan.

Hobby Room

Part garage conversion. Door leading to garden. Door to Shower room & door to sound proof room. (Sauna subject to separate negotiation). Herringbone style effect flooring.

Parking

Resin driveway to side providing off road parking for up to 3 vehicles. EV charging point.

Agents Note

The vendor informs us there is a service charge associated with this property of approx £??? per month

We advise any buyer to clarify this with their conveyancer.







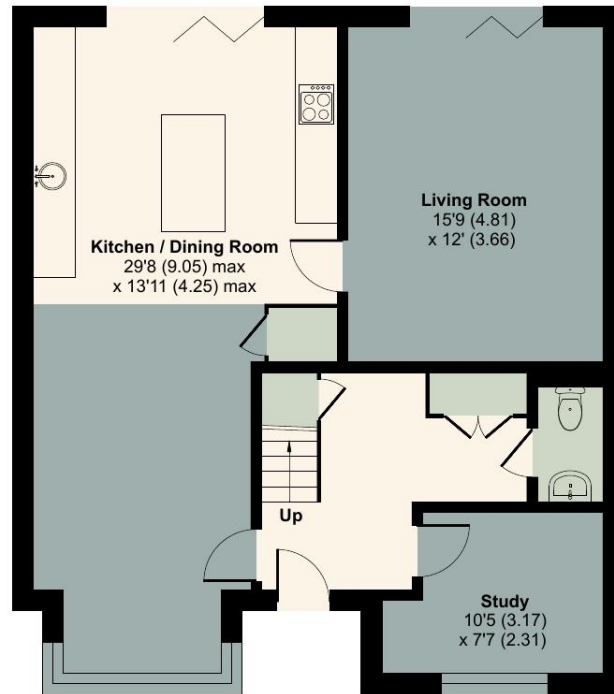
Approximate Area = 1541 sq ft / 143.1 sq m

Garage = 67 sq ft / 6.2 sq m

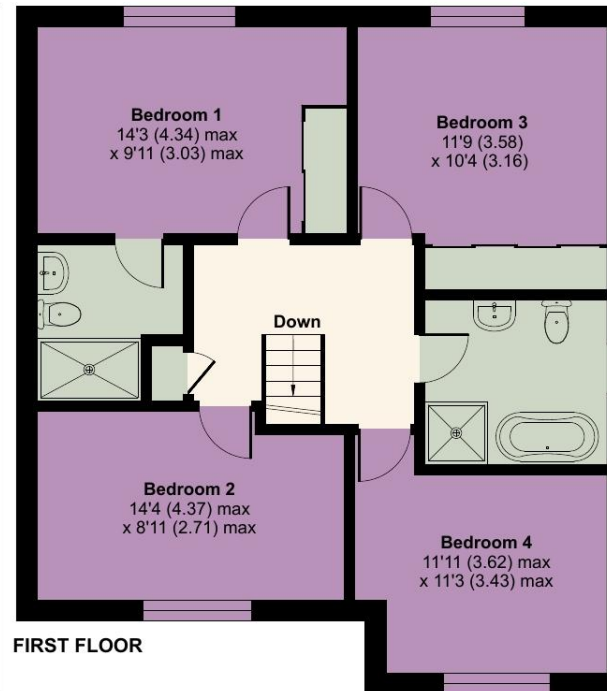
Outbuilding = 173 sq ft / 16 sq m

Total = 1781 sq ft / 165.3 sq m

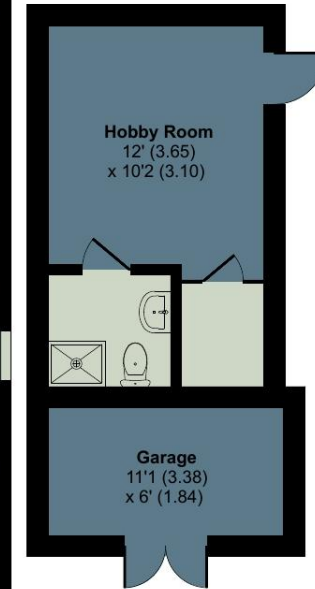
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GROUND FLOOR



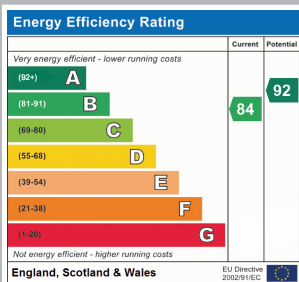
FIRST FLOOR



GARAGE / OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Country Properties. REF: 1510807



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Viewing by appointment only

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