

Sharnbrook, Bedfordshire

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A five bedroom country house with driveway parking, a double garage and approximately 1.25 acres of landscaped gardens including a paddock backing onto open countryside, in a semi-rural position on a no through road.

Pippin Cottage

Riseley Road, Sharnbrook,
Bedfordshire, MK44 1NE

5 bedrooms

4 reception rooms

2 bathrooms

EPC Rating Band D

The property has been extended and now has 2,832 sq. ft. of versatile accommodation, suited to multigenerational living. It is of traditional brick construction with rendered elevations, under a pitched roof with inset dormers for the first floor rooms.

The accommodation includes an entrance porch which leads into the sitting room which has an archway into a snug which has access to stairs to the first floor. A door leads to the family room which has a door to a separate home office and a door to the triple aspect bedroom five. The separate dining room has underfloor heating which continues into the refitted kitchen. There is also a utility room which has space and plumbing for two appliances, a cloakroom and a boot room with a door to the side.

The driveway provides parking for up to six cars and access to the over 20 sq. ft. garage which has an adjoining workshop. There is an electric vehicle charging point.

- Detached modern country house
- Five bedrooms, one en-suite and a bathroom
- Four reception rooms and a home office
- Open plan kitchen/breakfast room
- Utility room, boot room and cloakroom
- Detached double garage with adjoining workshop
- Approx 1.25 acres of landscape gardens and paddock
- Driveway parking for up to six cars and EV charging point

Additional Information

- Mains water, Electricity, Gas
- The Local Authority is Bedford Borough Council
- The property is in council tax band G

Reception Rooms

The sitting room has uPVC double glazed French doors to a decked entertaining area and an archway to the snug which has bespoke shelving and cupboards to the side of an inset log burning stove, and a wooden latch door to stairs to the first floor. The separate dining room is triple aspect with windows to both sides and French doors, with wing windows, to the rear garden. The family room has air conditioning and a bar area with shelving. The home office has a range of fitted shelving and cupboards spanning one wall. The ground floor bedroom five has French doors to the rear garden.








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Kitchen

The kitchen has been refitted with a comprehensive range of full height, wall and base units, including glazed display cabinets, with granite work surfaces incorporating a butler sink with extender mixer taps. Integrated appliances include a dishwasher, a wine cooler, and a range cooker with an extractor hood over. Tiled flooring with underfloor heating continues through an opening to the dining room. The adjoining utility room has a range of additional storage, a sink and drainer and space and plumbing for appliances.







Gardens and Paddock

The garden and paddock are enclosed by mature hedgerow and post and rail fencing affording panoramic views over the surrounding countryside. Mainly lawned, there are mature trees interspersed, and paved and decked entertaining areas by the house. A paved path leads to a further decked area and a timber framed and part glazed covered entertaining area with a pitched roof and an outdoor kitchen with a drinks' fridge and barbeque. There are two summerhouses.







Total = 3580 sq ft / 332.4 sq m
Approximate Area = 2832 sq ft / 263.1 sq m (exclude covered area)
Garage = 564 sq ft / 52.3 sq m
Outbuilding = 184 sq ft / 17 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

Sharnbrook village has two schools, including Sharnbrook Primary and Academy which are rated good by Ofsted. London Marathon winner Paula Radcliffe opened the Community Sports Centre in April 2005 providing a variety of sporting facilities including a 9 hole golf course, a gym, a bowling green, tennis and squash courts and areas for cricket and football. Sharnbrook dates back to Saxon times and there is a Norman church, a doctors' surgery, and vets. Village shops include a bakery, farm shop, Co-op supermarket, newsagent with a post office, grocer, pharmacy, florist, and a hairdresser.

2 miles from A6 Sharnbrook

9 miles from Bedford station

44 minutes from St. Pancras

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