

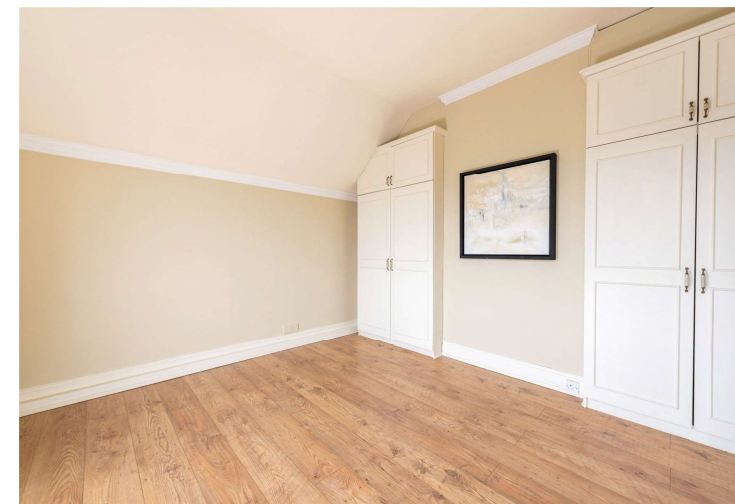


Sharnbrook, Bedfordshire

MICHAEL GRAHAM







An Edwardian three/four bedroom detached property with approximately 0.5 acres of gardens and grounds in a prominent position at the far end of Templars Way for sale with no upper chain.

Twynham

Templars Way, Sharnbrook,
Bedfordshire, MK44 1PY



4 bedrooms



2 reception rooms



1 bathroom



EPC Rating Band E

The property is believed to date from the early 1900s with many features that originate from the Arts and Crafts period. The 1,586 sq. ft. of accommodation includes an entrance hall with the original door, black and white quarry tiles and an ornate staircase with carved balustrades and handrails to the first floor. The sitting room has an original ornate feature fireplace with a cast iron grate and rails hearth. The dining room has a log burning stove with dresser style cabinets either side and glazed double doors, with wing windows, to the side garden. There is also an open plan kitchen/breakfast room on the ground floor. The first floor has three bedrooms, one of which provides access to a study which could also be used as a fourth bedroom if required. There is also a family bathroom.

A timber five bar gate leads to an extensive gravel driveway which provides parking and continues to the formal gardens. There is an additional area of garden accessed via a slip road off the A6.

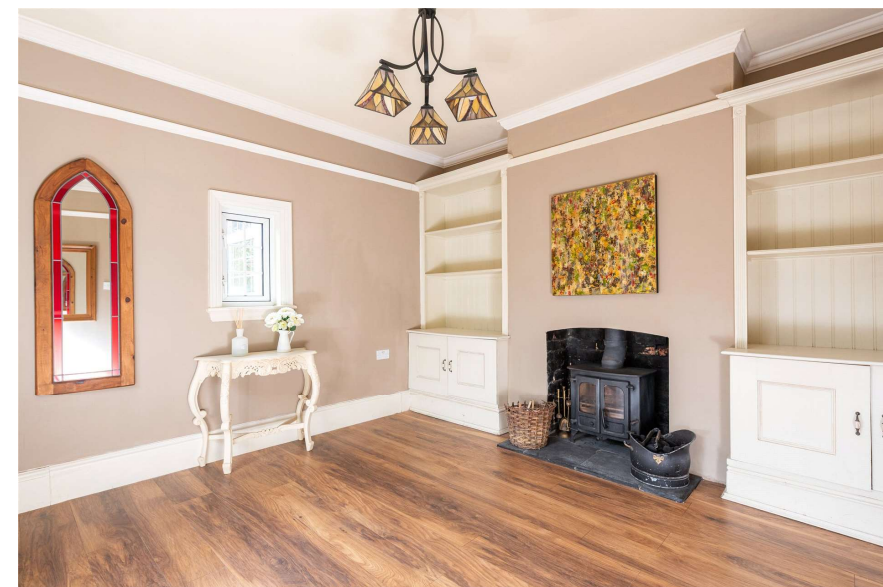
- Early 1900s detached property
- Three/four bedrooms
- Two reception rooms
- Open plan kitchen/breakfast room
- Period features and oil fired heating
- Gardens extending to approximately 0.5 acres
- Driveway parking and detached three car garage
- Sharnbrook Academy catchment

Additional Information

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

Kitchen/Breakfast Room

The kitchen/breakfast room is at the rear of the house and has triple aspect windows for optimum natural light, and a part glazed door to the rear garden. It is fitted in a bespoke range of solid wood units with granite work surfaces incorporating a one and a half bowl sink. Integrated appliances include a range cooker, a dishwasher and a washing machine with space for additional appliances.







Formal Gardens

The formal gardens surround the house and are principally lawned with shaped established borders, mature trees and hedgerow. At the rear of the house there is a crazy paved outdoor entertaining terrace. There is also a detached brick built storage barn with a gardeners' WC.





Additional Gardens

The additional garden area and detached garage could be incorporated into the current garden layout by removing a fence currently separating the two. This area and garaging can be accessed off a road behind the property which leads to the Ivy Lodge Studios. The land is accessed via twin timber gates to a long driveway providing parking and access to the garage and storage barns which are in need of refurbishment. The garden is currently wooded and enclosed on all sides but requires cultivation and some clearing. It would be suitable for purchasers wishing to run a small business providing storage.

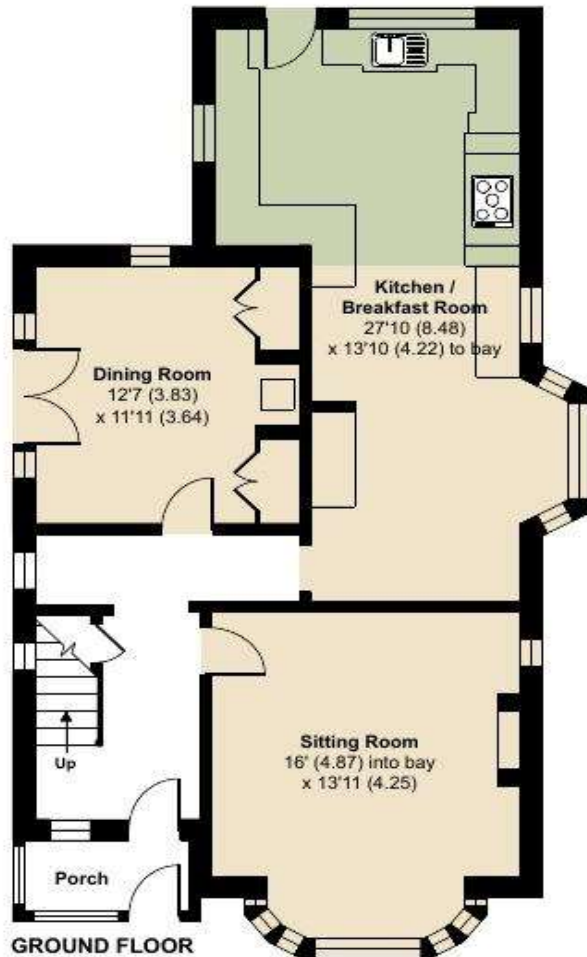
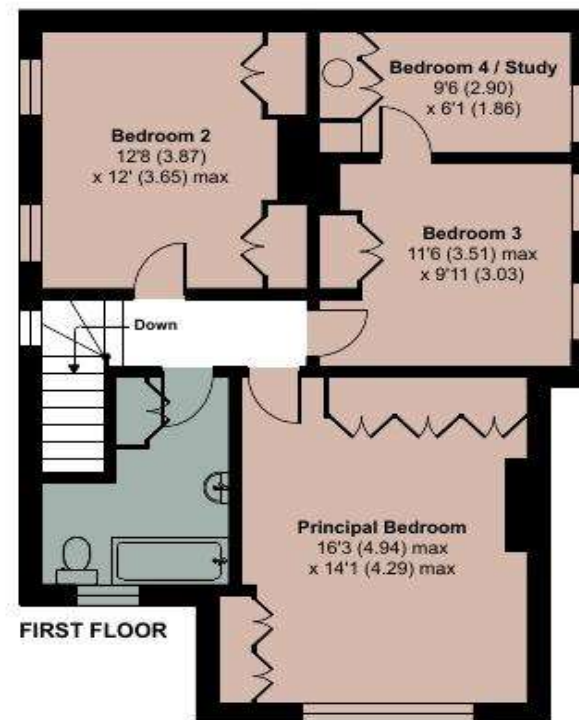
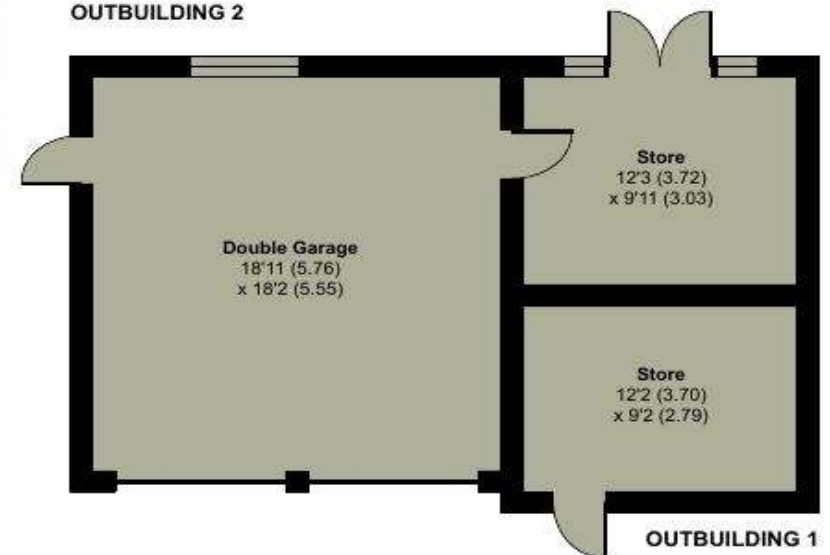




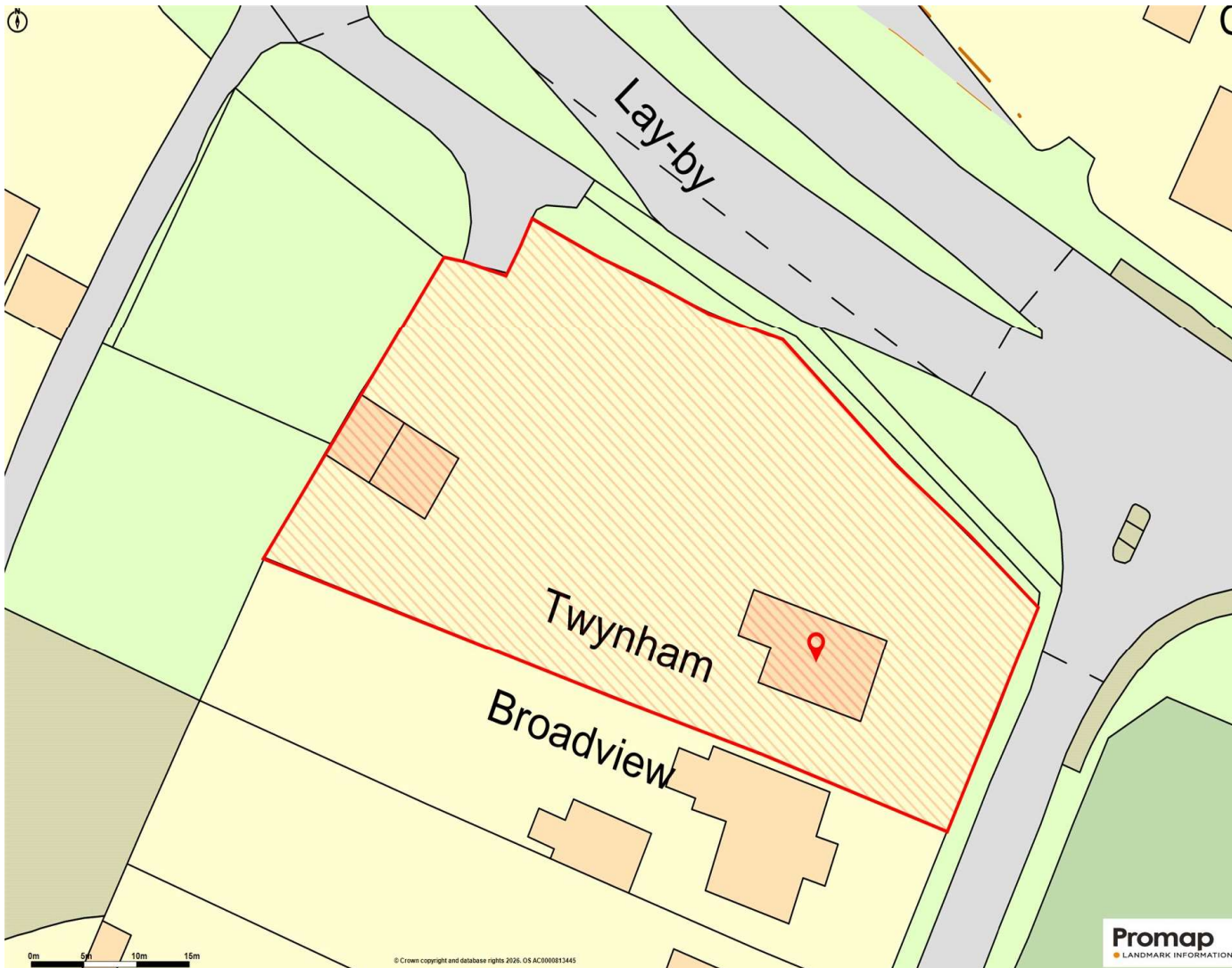
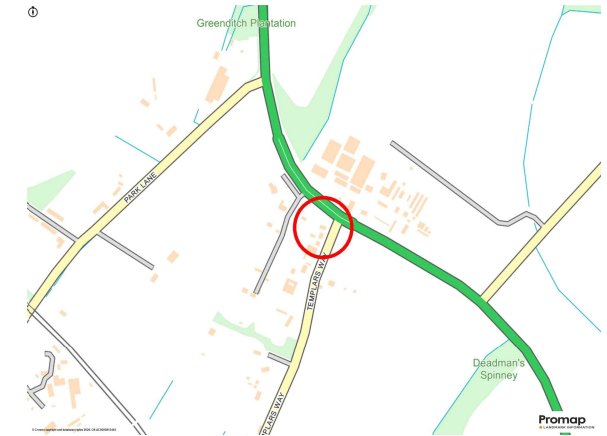


Total = 2303 sq ft / 213.9 sq m
 Approximate Area = 1586 sq ft / 147.3 sq m
 Garage = 347 sq ft / 32.2 sq m
 Outbuildings = 370 sq ft / 34.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
 Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 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 which provides 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.



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Michael Graham Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.