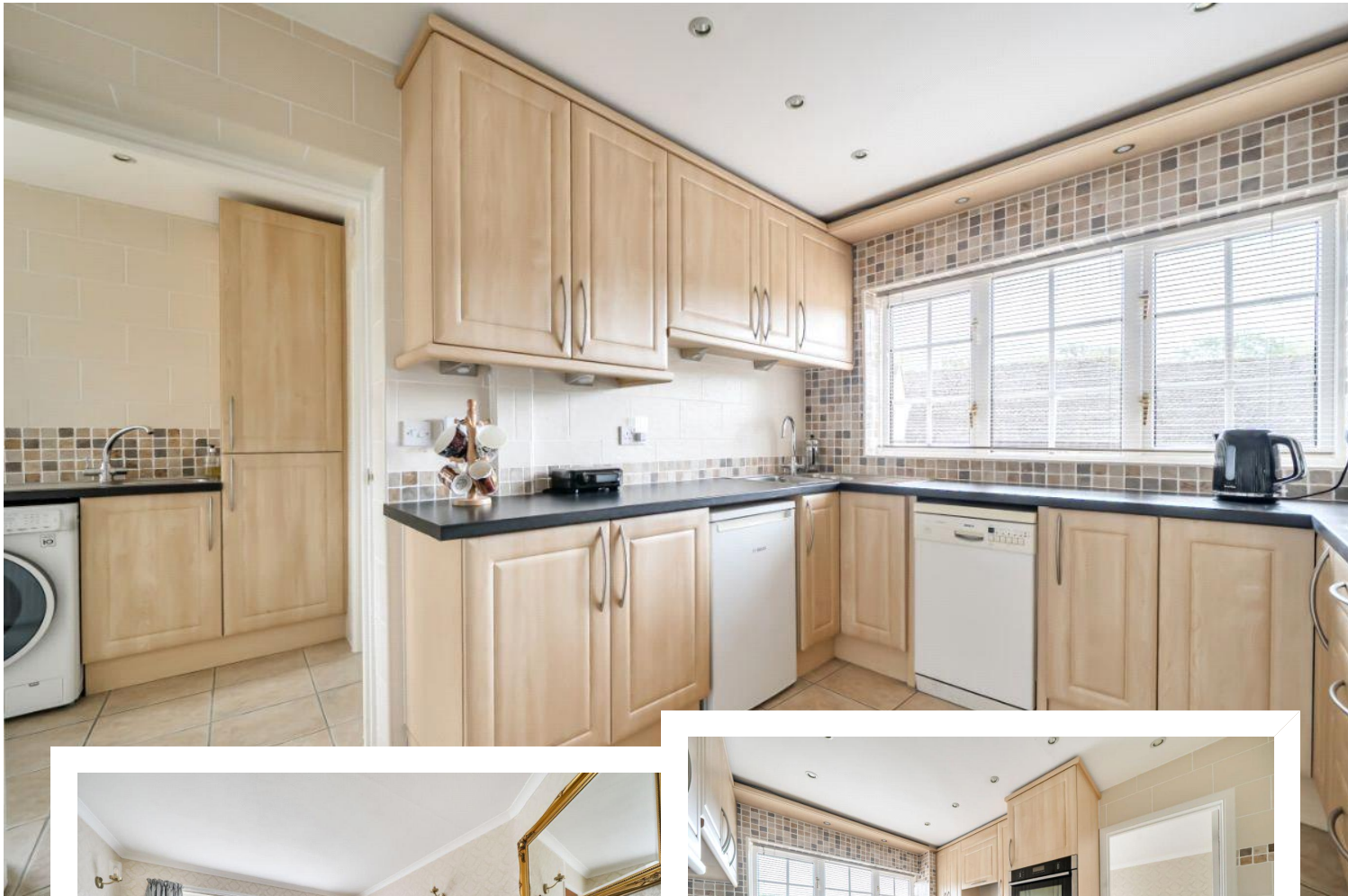




ROBIN COTTAGE, HIGH STREET, ODELL, BEDFORD

SIMON GOODACRE
— PROPERTY —



Robin Cottage, High Street, Odell, Bedford

Price: OIRO £340,000

- 2 bedroom extended semi detached
- A separate and spacious utility room
- Perfect first time buy
- Rarely available
- Sharnbrook school catchment
- Two bathrooms
- Quiet village of Odell
- Harrold Country Park - within walking distance





Robin Cottage offers a rare chance to acquire a two-bedroom home in this desirable village, with well-planned accommodation, two shower rooms, private outdoor space, driveway parking and a detached garage - ideal for downsizers, couples or those seeking relaxed Bedfordshire village living and charm.



Council Tax Band:

Robin Cottage, High Street, Odell

Rarely available within the highly sought after North Bedfordshire village of Odell, Robin Cottage is a charming two bedroom extended semi detached home occupying an attractive position within the heart of the village. Offering well proportioned accommodation, the property further benefits from a driveway, detached garage and a private, low-maintenance rear garden. The owners are also offering the property with no onward chain.

Set behind an attractive stone boundary wall, the property has a traditional cottage style appearance that sits particularly well within its picturesque village surroundings. A driveway to the side provides off-road parking and leads directly to the detached garage, offering excellent additional storage or secure parking.

Stepping inside, the entrance hall provides access to the principal ground-floor accommodation, with stairs rising to the first floor.

Positioned to the front is a generous reception room, measuring approximately 12'6" x 11'1". A large window allows plenty of natural light into the room, while an attractive stone fireplace creates a characterful focal point and gives the space a warm and welcoming feel.

To the rear, the separate dining room provides an excellent space for both everyday dining and entertaining, with internal French doors creating a lovely connection between the internal living areas.

The adjoining kitchen is fitted with a comprehensive range of wall and base units complemented by contrasting work surfaces and tiled surrounds. There is a selection of integrated appliances together with further space for freestanding appliances, while a large rear-facing window provides excellent natural light.

A particularly useful addition to the ground floor is the downstairs extension, which provides a separate utility area, providing further storage and appliance space together with independent external access and beyond this is a convenient ground floor shower room, fitted with a modern white suite.

The first-floor landing leads to two well-proportioned bedrooms. The principal bedroom is an excellent double, measuring approximately 14'1" at its maximum point and benefiting from extensive fitted wardrobes. Bedroom two is another comfortable room, ideal as a guest bedroom, child's room or home office. Completing the first floor is a further shower room, giving the property the unusual benefit of washroom facilities on both levels.

Outside, the rear garden has been thoughtfully arranged with ease of maintenance in mind. Predominantly block paved, it provides generous space for outdoor seating, dining and entertaining, complemented by established planted borders and a pergola creating an attractive additional seating area. The garden enjoys a good degree of privacy and forms a pleasant extension of the living accommodation during the warmer months.

The detached garage measures approximately 17'4" x 8'7" and, together with the private driveway, provides valuable parking and storage.

Odell itself is one of North Bedfordshire's most attractive and sought after villages, renowned for its picturesque countryside setting, traditional stone properties and strong village character. Surrounded by open countryside and scenic walking routes, the village offers an idyllic rural lifestyle while remaining within convenient reach of Bedford, Rushden and surrounding towns.

Location

Odell is one of North Bedfordshire's most picturesque and highly regarded villages, characterised by its attractive stone-built cottages, period homes, mature countryside and traditional village atmosphere. Robin Cottage occupies a particularly appealing position on the High Street, placing village life quite literally on the doorstep.

The village is surrounded by beautiful open countryside, with a network of footpaths and scenic walking routes close at hand, including walks around Odell Great Wood and

Harrold-Odell Country Park, which offers lakeside walks, nature trails and extensive green open space.

At the heart of the village is the popular Bell Inn, a traditional country pub, while the neighbouring village of Harrold provides a wider selection of everyday amenities including local shops, a village store, cafés and further recreational facilities. The attractive market town of Olney is also within easy reach and offers an excellent range of independent shops, restaurants, cafés and amenities.

Despite its peaceful rural setting, Odell remains conveniently positioned for access to Bedford, Rushden, Wellingborough and Milton Keynes, making it an excellent choice for those wanting to enjoy a genuine village lifestyle without feeling isolated.

Buyer's Notes

HMRC requires all estate agents to follow strict money laundering rules to protect clients. To comply, we use a Government-approved electronic ID verification system under the Digital Identity and Attributes Trust Framework (DIATF). This fast and reliable process ensures your transaction stays compliant and secure. A fee of £25 + VAT per person applies to cover the time, legal, and administrative costs involved.

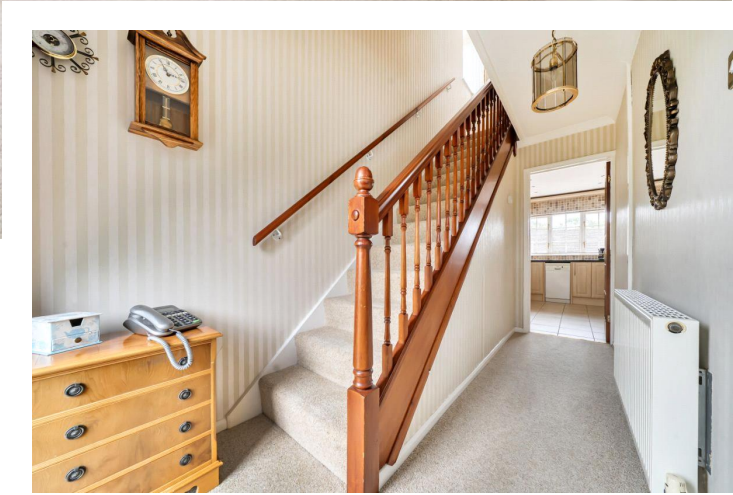
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Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden









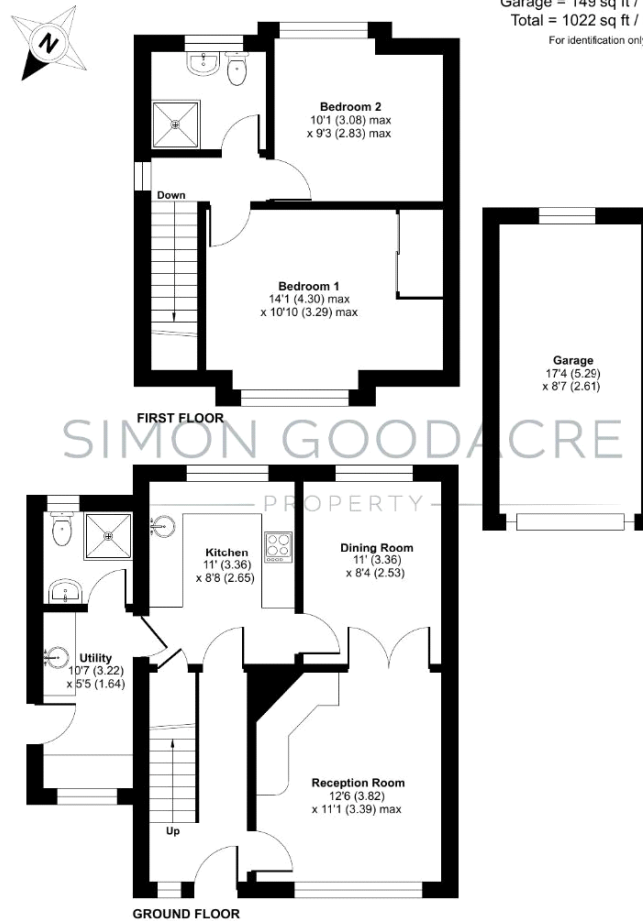
Robin Cottage, High Street, Odell, Bedford, MK43

Approximate Area = 873 sq ft / 81.1 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 1022 sq ft / 94.9 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). © richcom 2026. Produced for Simon Goodacre Property. REF: 1521834

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