

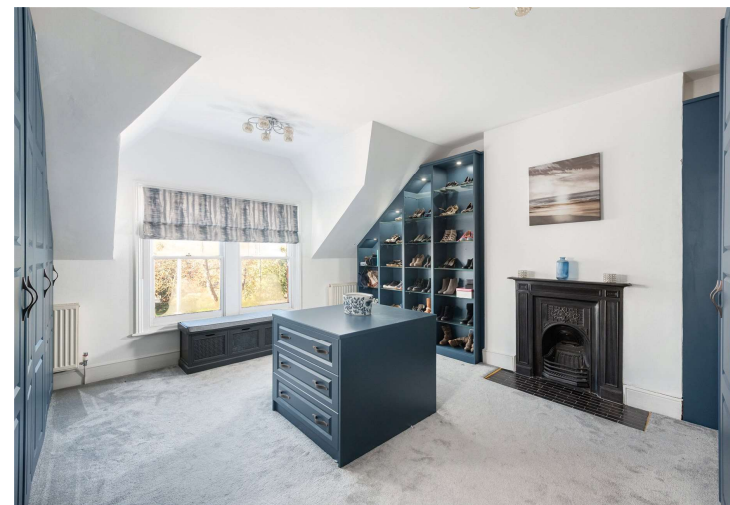


Bedford, Bedfordshire

MICHAEL GRAHAM







A late Victorian five/six bedroom detached Villa style property in a prominent position in the centre of Bedford's Castle Quarter and within walking distance of the riverside embankment, independent schools and railway station.

19 Rothsay Road

Bedford, Bedfordshire, MK40 3PP



6 bedrooms



3 reception rooms



3 bathrooms



EPC Rating Band E

The property has been restored and refurbished over the last five years, retaining a number of its traditional features which are blended with modern amenities including a refitted kitchen/breakfast/dining room and contemporary style sanitaryware. There is 4,208 sq. ft. of accommodation over four floors including a cellar and three reception rooms on the ground floor.

The half landing has dual aspect windows and a shelved storage cupboard, and the staircase continues to the first floor landing which has an original arched window to the front. There are three double bedrooms, all with bespoke fitted wardrobes, a refitted five piece bathroom and a refitted shower room. The staircase continues to the second floor which has the principal bedroom, a dressing room, a refitted five piece bathroom and two further bedrooms, one of which is currently being used as a study.

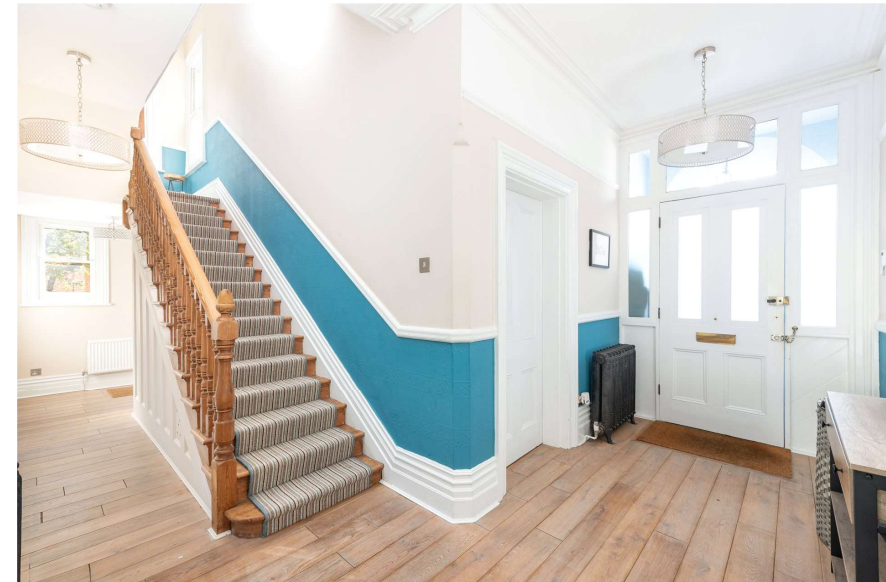
- Late Victorian detached property
- Six bedrooms; three bath or shower rooms
- Three separate reception rooms
- Open plan kitchen/breakfast/dining room
- Cellar and cloakroom
- Gas fired heating
- Landscaped garden
- Driveway parking and garage

Additional Information

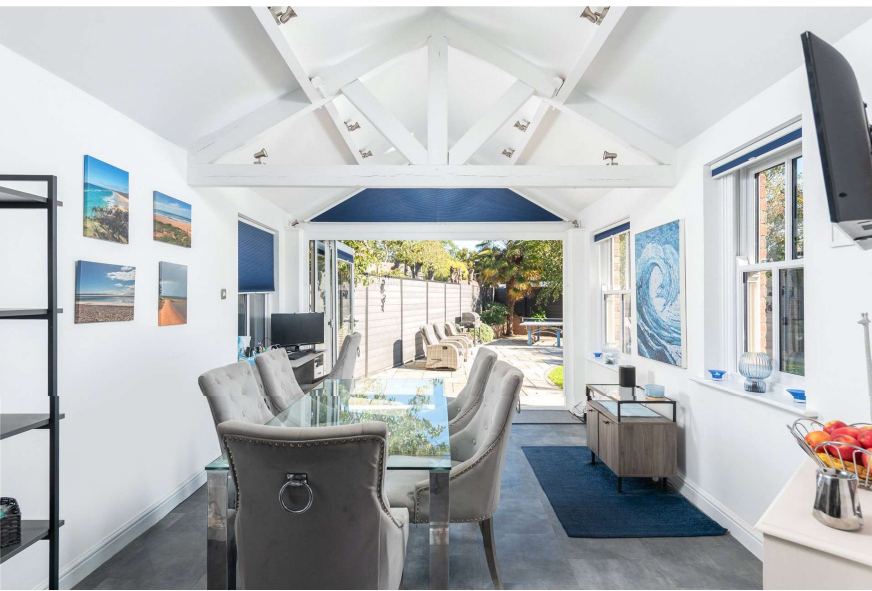
- Mains water, Electricity, Gas
- The Local Authority is Bedford Borough Council
- The property is in council tax band G

Reception Hall and Reception Rooms

The reception hall has exposed oak flooring which continues throughout the ground floor, and traditional features including moulded cornicing and picture and dado rails. Both the sitting and family rooms have sash bay windows overlooking the driveway. The family room has a fireplace recess housing a log burning stove. The sitting room has a period style marble fireplace with a remotely operated electric Living Flame fire with custom built cabinets set either side. The snug also has a marble fireplace and custom built cupboards, as well as glazed double doors with wing windows to the outdoor seating area in the garden.







Kitchen/Breakfast/Dining Room

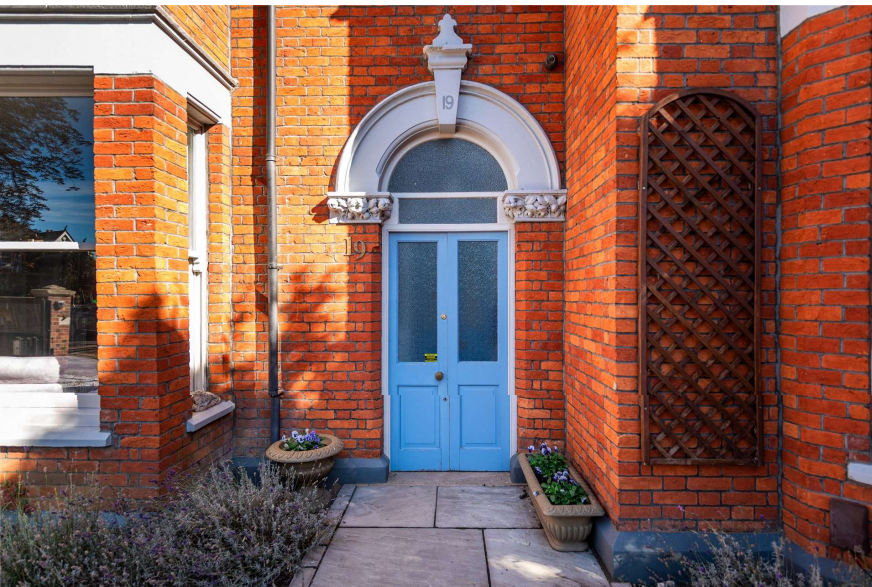
The kitchen has a comprehensive range of custom built two tone cabinets and a central island, all with granite worksurfaces incorporating a sink and drainer. Integrated appliances include a range style cooker, set into a tiled recess, a dishwasher, and a washing machine and there is space for an American style fridge/freezer. A wide aperture with steps leads down to the dining room which has a high ceiling with exposed beams and bi fold doors to the paved outdoor entertaining area in the garden.





Outside

The property is enclosed by ornate walling providing security and screening and is accessed via a remotely operated sliding gate which opens to a gravel driveway providing parking for three cars and access to the garage which has a remotely operated roller door and power connected. Another remotely operated gate leads to a pathway continuing to a large paved outdoor entertaining area which encloses an inset circular lawn. Another lawn continues down the side to the front of the house. Established borders house a variety of trees and shrubs.

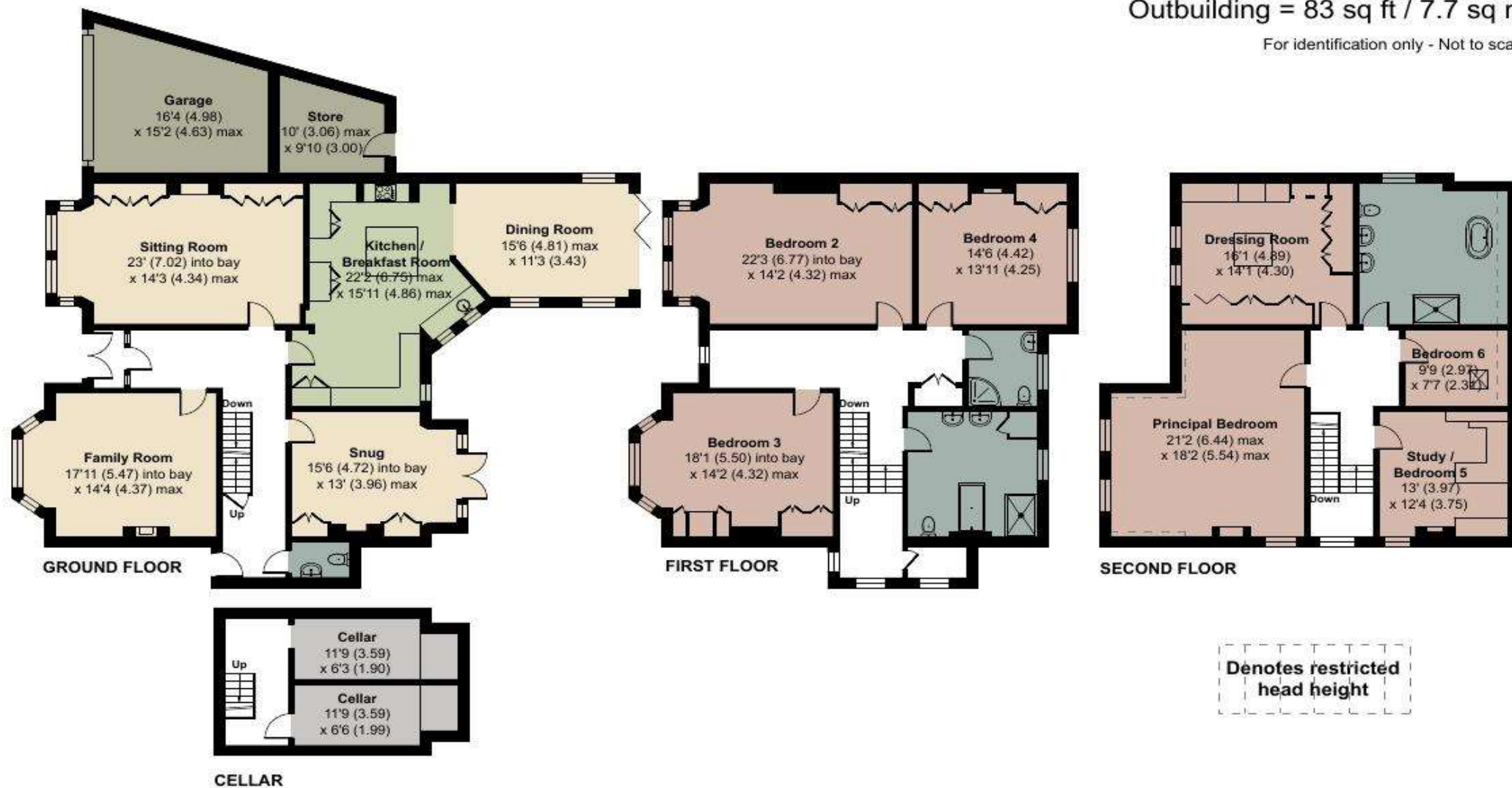




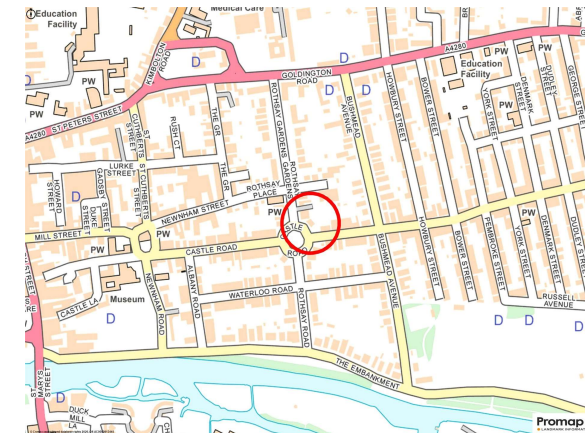
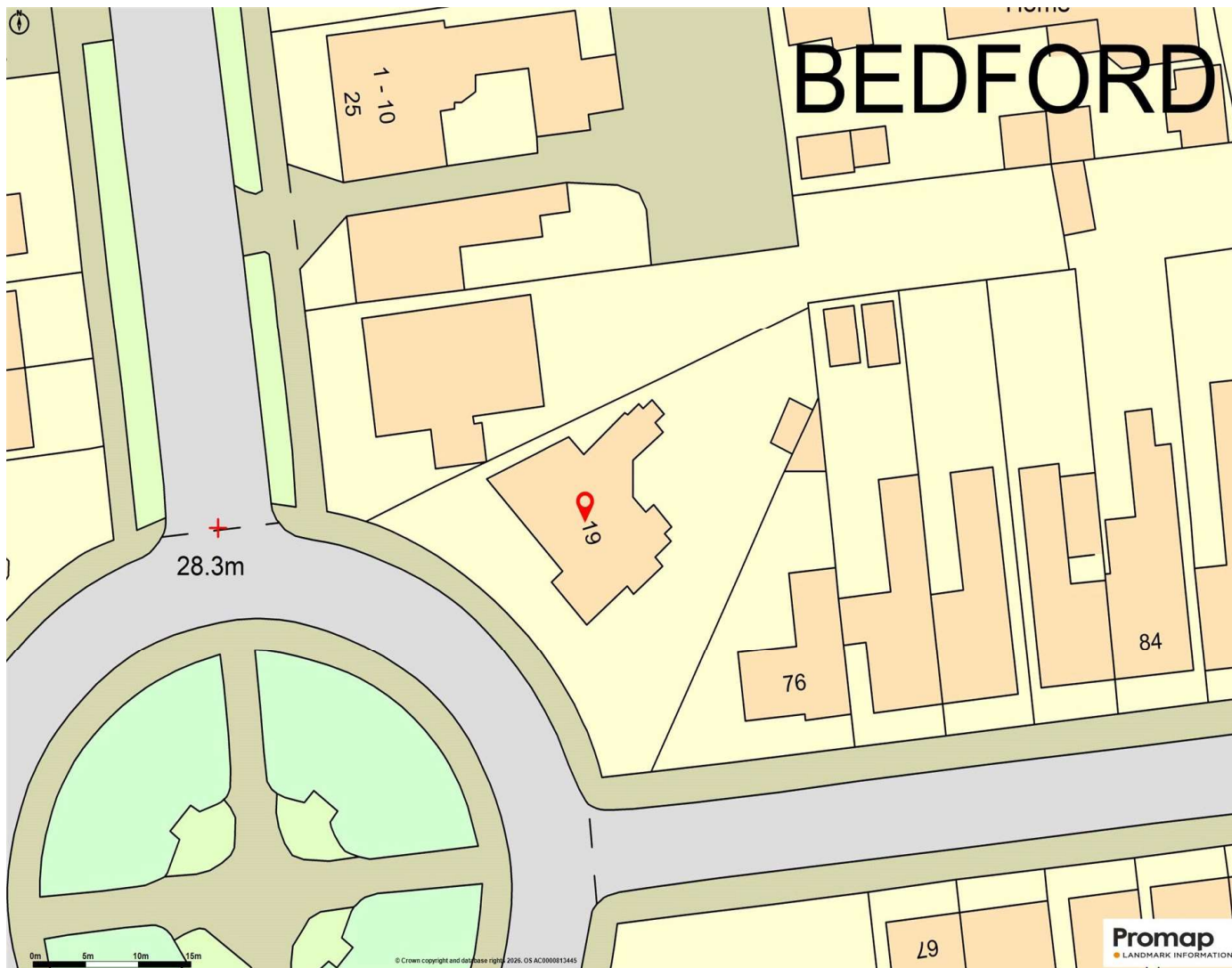


Total = 4531 sq ft / 420.8 sq m
 Approximate Area = 4208 sq ft / 390.9 sq m
 Limited Use Area(s) = 32 sq ft / 2.9 sq m
 Garage = 208 sq ft / 19.3 sq m
 Outbuilding = 83 sq ft / 7.7 sq m

For identification only - Not to scale

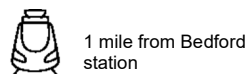
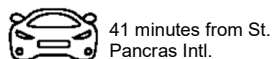
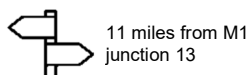


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Michael Graham Estate Agents. REF: 1527886



Situation and Schooling

The property is within walking distance of the Castle Quarter which has a variety of shops including coffee shops, a supermarket and public houses and restaurants. Russell Park and The Embankment are also within walking distance. The mainline railway station is approximately 1 mile away and has services to St Pancras International. The property is in catchment for Castle Newnham School, and there are also the Harpur Trust and other independent schools in the town.



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