



Station Road, Tempsford - SG19 2AU

Guide Price £475,000



HARVEY
ROBINSON

- TERRACED CHARACTER COTTAGE
- IMPRESSIVE OPEN PLAN KITCHEN/LOUNGE/DINING ROOM WITH UNDERFLOOR HEATING
- FOUR GOOD-SIZED BEDROOMS
- VERSATILE STUDY SPACE
- FAMILY BATHROOM + DOWNSTAIRS SHOWER ROOM
- ORIGINAL BRICKWORK AND EXPOSED BEAMS
- CHARMING REAR GARDEN WITH COUNTRYSIDE VIEWS
- SUMMER HOUSE WITH VERANDA AND SEATING AREA
- ALLOCATED PARKING FOR TWO VEHICLES
- QUIET AND RURAL LOCATION





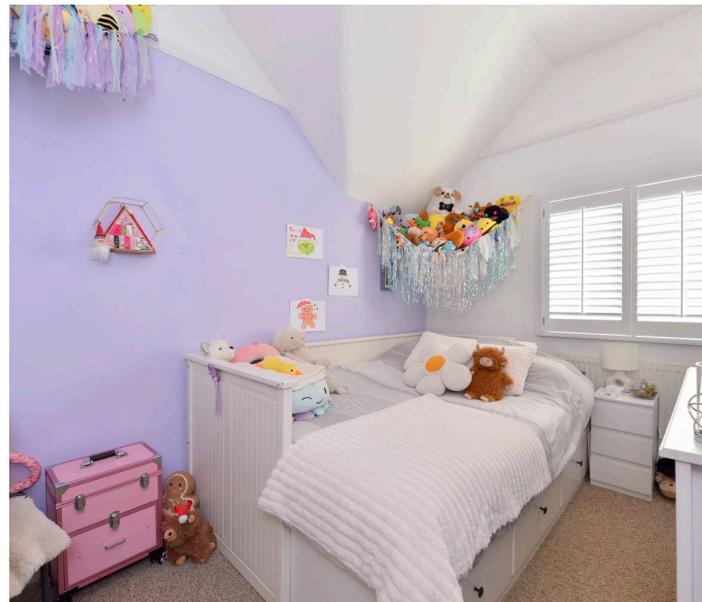
We are delighted to offer to the market this truly unique terraced character cottage, blending modern living with charming period features. Dating back to the early 1900s, this exceptional home enjoys a quiet setting with countryside views to the rear, perfect for those seeking a peaceful yet well-appointed property.

The ground floor has been thoughtfully extended to create an impressive open-plan kitchen, living, and dining area. This space benefits from underfloor heating, exposed beams, and original brickwork, retaining the property's character while offering a cosy yet spacious environment ideal for modern living and entertaining. The remainder of the ground floor comprises a welcoming entrance hallway with space for utilities, a useful study, and access to a downstairs shower room. The master bedroom is also located on the ground floor and enjoys triple-aspect windows allowing lots of light, along with a charming feature fireplace.

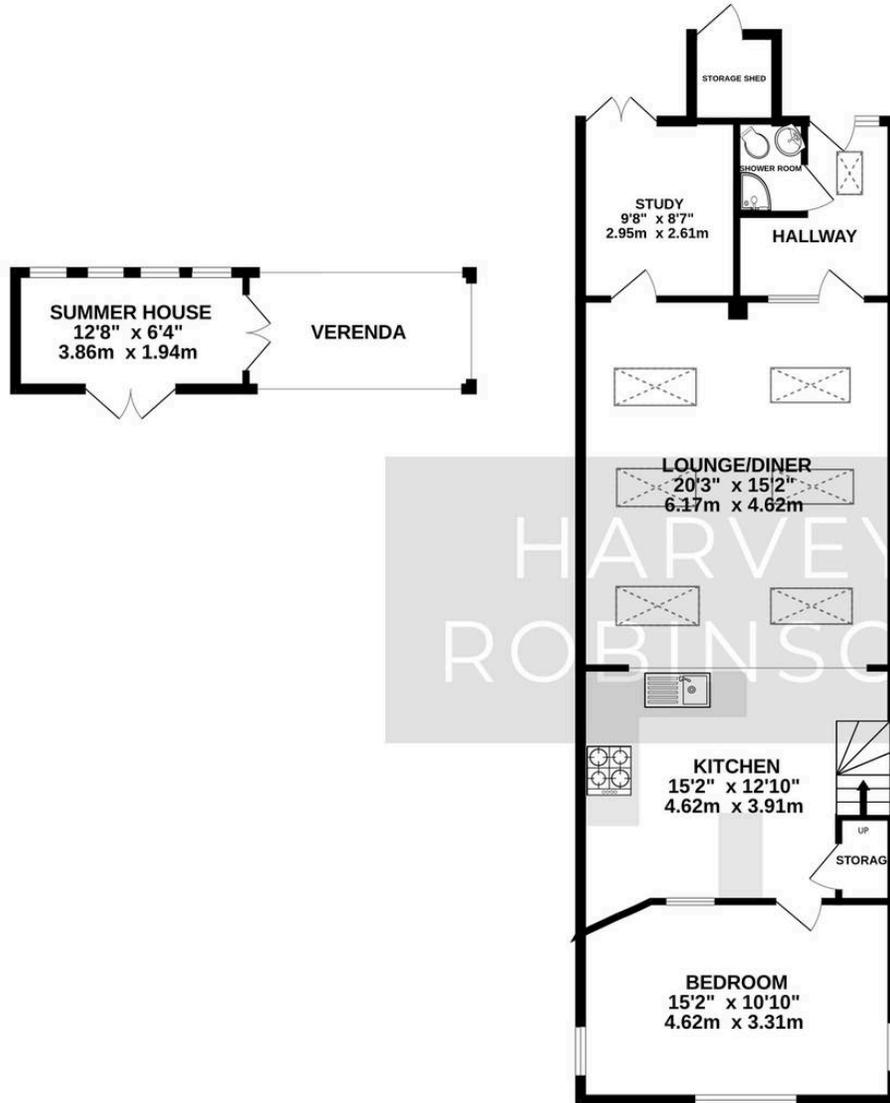
The first floor homes three further bedrooms. Bedroom two benefits from hand-made oak fitted wardrobes where bedroom four provides an airing cupboard with extra storage above. This floor is completed by a well-appointed family bathroom.

Outside, the property features a private rear garden with a lawn, an ideal patio area, external brick storage shed and well-planted borders. At the end of the garden sits a summer house which provides an excellent home office space, ideal for remote working. It also features a veranda to the side with a seating area perfect for entertaining or alfresco dining while enjoying views across the open countryside. The property also offers a low maintenance front garden and off road parking for two vehicles.

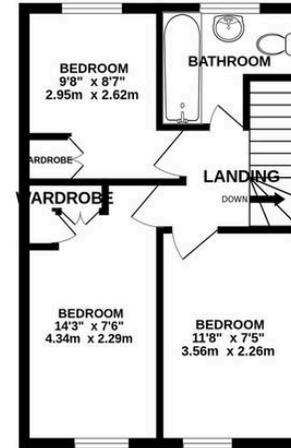
A truly unique family home offering character, history, and modern conveniences, this property must be viewed to be fully appreciated.



GROUND FLOOR
1099 sq.ft. (102.1 sq.m.) approx.



FIRST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 1460 sq.ft. (135.7 sq.m.) approx.
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FAQ'S

Property Tenure: Freehold

Council Tax Band: C

Garden facing: North

Boiler Installed: TBC

Boiler serviced: TBC

Primary School Catchment: Roxton Church of England

Academy/Maple Tree Primary School

Secondary School Catchment: Sandy Secondary

EPC Rating: TBC

What3Words Location: ///hurricane.reseller.haunts

SERVICES

Heating: Oil

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: TBC

TRAVEL

Distance to A1: 1.3 miles

Biggleswade Railway Station: 3.7 miles

Cambridge: 23.7 miles

Bedford: 9.7 miles

Milton Keynes: 27.7 miles

London: 52.7 miles

