



Wharf Mews, Biggleswade - SG18 0AW

Guide Price £575,000



HARVEY
ROBINSON

- RIVERSIDE TOWNHOUSE
- FOUR DOUBLE BEDROOMS
- STUNNING VIEWS OVER THE RIVER IVEL AND COUNTRYSIDE
- OPEN PLAN KITCHEN AND DINING ROOM WITH ROOF TERRACE
- SPACIOUS LIVING ROOM
- UTILITY ROOM AND CLOAKROOM
- PRINCIPAL SUITE WITH WALK IN WARDROBE AND ENSUITE
- SOUTH WESTERLY FACING GARDEN
- OVERSIZED GARAGE AND DRIVEWAY PARKING
- WALKING DISTANCE TO BIGGLESWADE TRAIN STATION AND TOWN CENTRE

We are delighted to present this exceptional contemporary townhouse forming part of the exclusive Wharf Mews development, enjoying spectacular elevated views across the River Ivel and protected countryside beyond.

Constructed in 2021 to a high specification, this impressive home offers beautifully appointed accommodation arranged over several floors, combining modern architectural design with flexible living space. Positioned within easy walking distance of Biggleswade's town centre and mainline railway station, the property offers the perfect balance of convenience and riverside living.

The property is introduced via a spacious and welcoming entrance hall with stylish under stair storage. The ground floor offers a highly versatile layout comprising a cloakroom, additional built-in storage and a well-designed utility room with a patio door opening onto the rear garden. A generous fourth double bedroom is also located on this level and benefits from bi fold doors leading outside, making it equally suited as a guest suite, additional reception room or private workspace. Internal access to the oversized garage further enhances practicality.



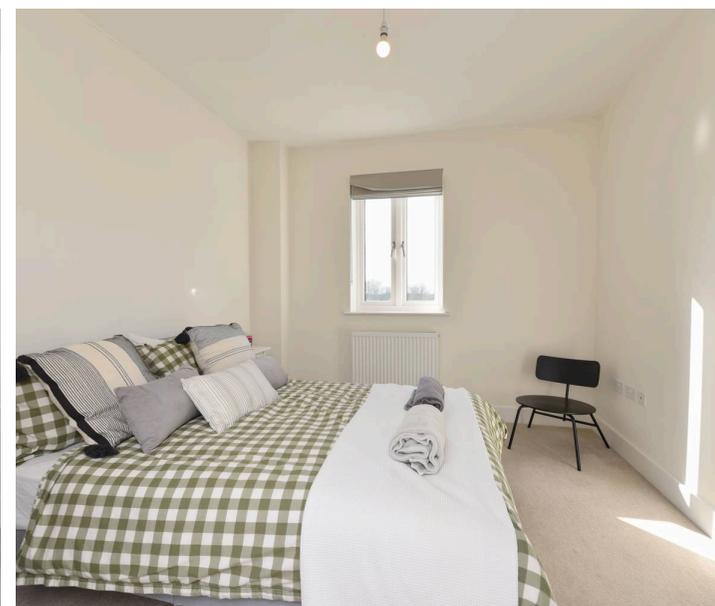


The first floor provides an outstanding hub for modern living. A separate office or nursery offers an ideal space for home working, while the elegant living room features sliding doors that can either create privacy or open seamlessly into the impressive open plan kitchen and dining room. This striking L shaped space is filled with natural light and perfectly designed for both everyday living and entertaining. Bi fold doors lead onto a superb roof terrace, offering truly unique views across the River Ivel and the protected green space beyond.

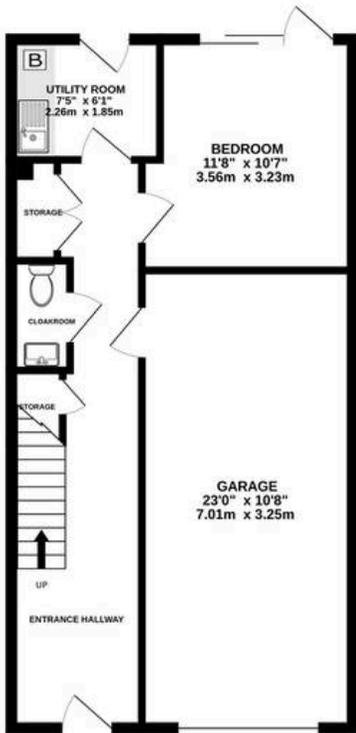
The second floor hosts the impressive principal bedroom suite, complete with a walk-in wardrobe and a contemporary en suite shower room. A further spacious double bedroom and a beautifully finished family bathroom are also located on this floor. The upper level provides an additional generous double bedroom, a separate shower room and excellent eaves storage.

Externally the property enjoys a south westerly facing rear garden with a sociable patio seating area and side access. The low level boundary fencing allows uninterrupted views across the river and surrounding countryside, while the property also benefits from the additional strip of land between the garden boundary and the riverbank. To the front there is a neatly presented low maintenance garden, driveway parking and access to the double length garage.

Built to an excellent specification, the property benefits from high-performance double-glazed windows, a time and temperature controlled heating system and an i mist sprinkler system, contributing to an impressive EPC rating of B.



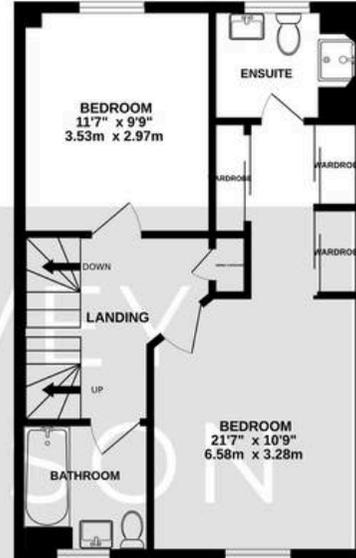
GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



FIRST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



SECOND FLOOR
466 sq.ft. (43.2 sq.m.) approx.



THIRD FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1978 sq.ft. (183.7 sq.m.) approx.

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Wharf Mews enjoys a highly convenient central location within Biggleswade. The town centre is approximately 0.3 miles away and offers a range of shops, restaurants and everyday amenities. Biggleswade mainline train station is around a 0.6 mile walk and provides regular services into London King's Cross and St Pancras in approximately 40 minutes, making it ideal for commuters.

The nearby River Ivel and surrounding countryside offer picturesque walking routes towards Jordans Mill and neighbouring villages, providing excellent opportunities for outdoor recreation.

FAQ'S

Property Tenure: Freehold

Property Built: 2021

Council Tax Band: E

Rear Garden Aspect: West

Water Meter: Yes

EPC Rating: B

What3Words Location: [///broke.divider.hurricane](https://www.what3words.com/#!/broke.divider.hurricane)

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

TRAVEL

Distance to A1: 0.7 miles

Biggleswade Railway Station: 0.6 miles

Cambridge: 22.8 miles

Bedford: 12.1 miles

Milton Keynes: 28.1 miles

London: 47.2 miles



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