



Biggleswade Road, Upper Caldecote - SG18 9BL

Guide Price £280,000



HARVEY  
ROBINSON

- TWO DOUBLE BEDROOMS
- VICTORIAN MID TERRACE COTTAGE
- LOUNGE WITH MULTI FUEL LOG BURNER
- REFITTED KITCHEN / BREAKFAST ROOM
- DINING ROOM / OFFICE SPACE
- REFITTED DOWNSTAIRS BATHROOM
- LOFT ROOM WITH EAVES STORAGE
- SOUTH FACING ENCLOSED REAR GARDEN
- POPULAR VILLAGE LOCATION
- WALKING DISTANCE TO LOCAL AMENITIES





We are pleased to offer for sale this beautifully maintained two-bedroom cottage, ideally situated in the highly sought-after village of Upper Caldecote, Bedfordshire.

This charming home has been thoughtfully upgraded and offers spacious and versatile living accommodation throughout. The ground floor features an entrance porch and a newly fitted modern bathroom. There is also a generous, newly fitted kitchen/breakfast room, a separate dining room/office space, and a cosy lounge complete with a multi-fuel log burner, creating a warm and inviting living area.

Upstairs, the property boasts two well-proportioned double bedrooms, with a further staircase providing access to a loft room on the second floor. Currently used as a stylish dressing room, this additional space offers excellent flexibility.

Externally, the property benefits from a small front garden and an enclosed south facing rear garden featuring a patio area and a lawned section. The garden offers a tremendous amount of privacy and benefits from gated access to both the front and rear.

#### **LOCATION AND AMENITIES**

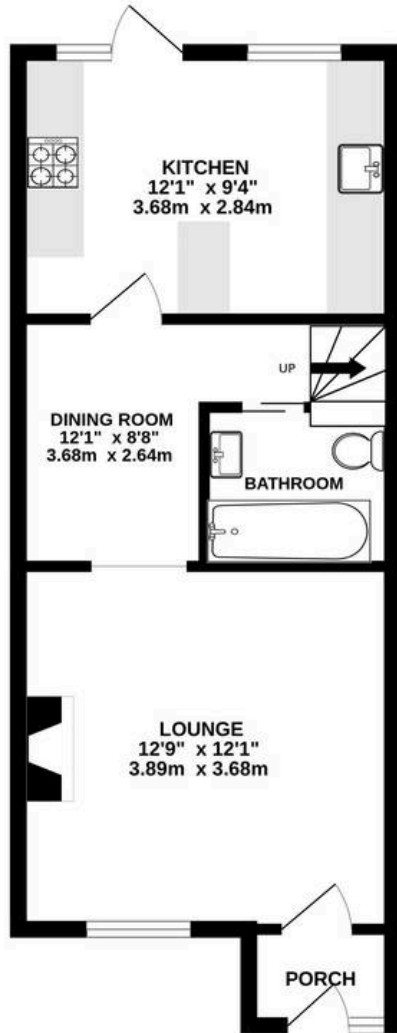
Upper Caldecote is a highly regarded and sought-after village in Bedfordshire, offering a peaceful semi-rural setting while still being conveniently positioned for everyday amenities and transport links. The village benefits from a strong sense of community and is surrounded by attractive countryside, making it ideal for those who enjoy rural walks and outdoor living. Nearby Biggleswade provides a wide range of shopping, leisure, and schooling options, along with a mainline train station offering direct services into London King's Cross, making the location particularly popular with commuters. In addition, the village offers excellent access to the A1, providing straightforward road links to London and the north. Upper Caldecote combines village charm with strong connectivity, creating an appealing balance of lifestyle and convenience.

Council Tax band: C

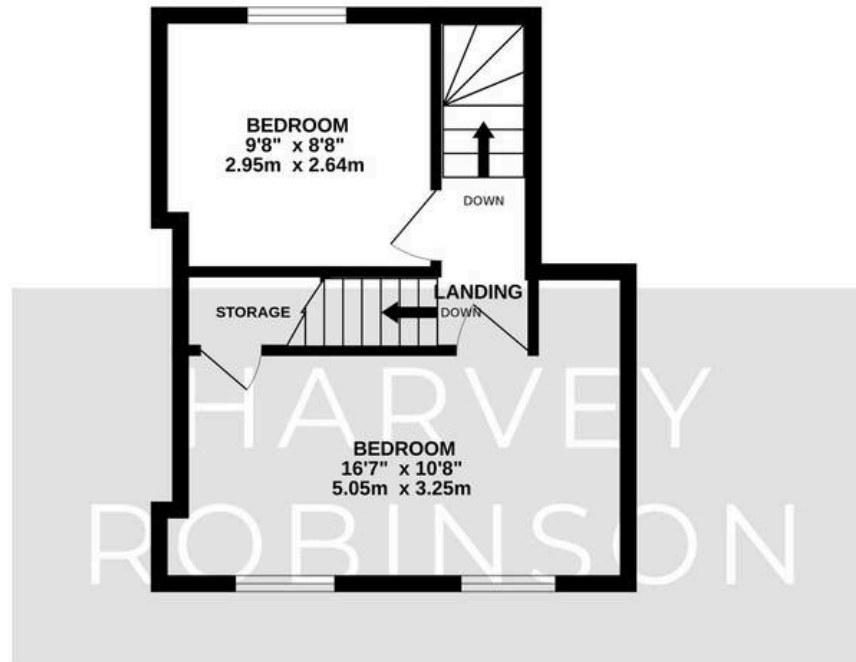
Tenure: Freehold



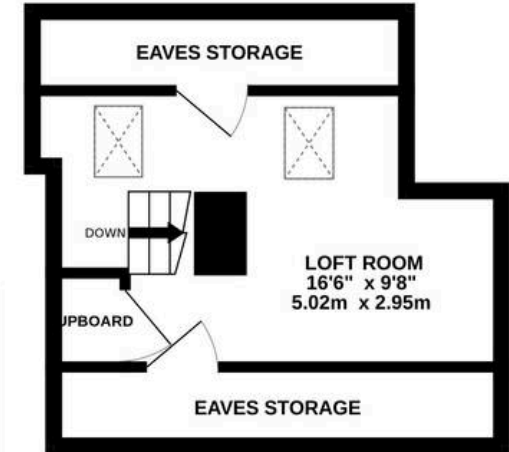
GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



FIRST FLOOR  
290 sq.ft. (27.0 sq.m.) approx.



SECOND FLOOR  
217 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 sq.m.) approx.

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### FAQ'S

Property Tenure: Freehold

Property Built: Victorian (1830-1901)

Council Tax Band: C

Rear Garden Aspect: South

Kitchen renovation: December 2025

Boiler Age: 8 years old

Bathroom renovation: November 2025

Loft: Boarded

Boundaries: Left and Rear

Primary School Catchment: Upper Caldecote Lower

Secondary School Catchment: Edward Peake/ Stratton / Sandy Upper

Parking: On street

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### SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

### TRAVEL

Distance to A1: 0.8 miles

Biggleswade Railway Station: 2.8 miles

Cambridge: 24.8 miles

Bedford: 9.7 miles

London: 48.2 miles

