13A Church Street
Tempsford
Bedfordshire
SG19 2AN

£700,000

OSCAR JAMES

...expect excellence

WHAT'S GREAT?

13a Church Street is a modern family home situated in the pretty village of Tempsford which offers superb commuter links along with a peaceful setting and hearty village pub.

This simply stunning property was constructed just 14 years ago to an exacting standard and offers generous accommodation across two floors, a secure gated driveway, large garage with separate workshop and private rear garden which backs onto open parkland.

Tempsford is just 3 miles from Sandy where you will find direct access to London's Kings Cross in around 40 minutes. There is also excellent schooling nearby with Harpur Trust schools also nearby in the neighbouring town of Bedford.

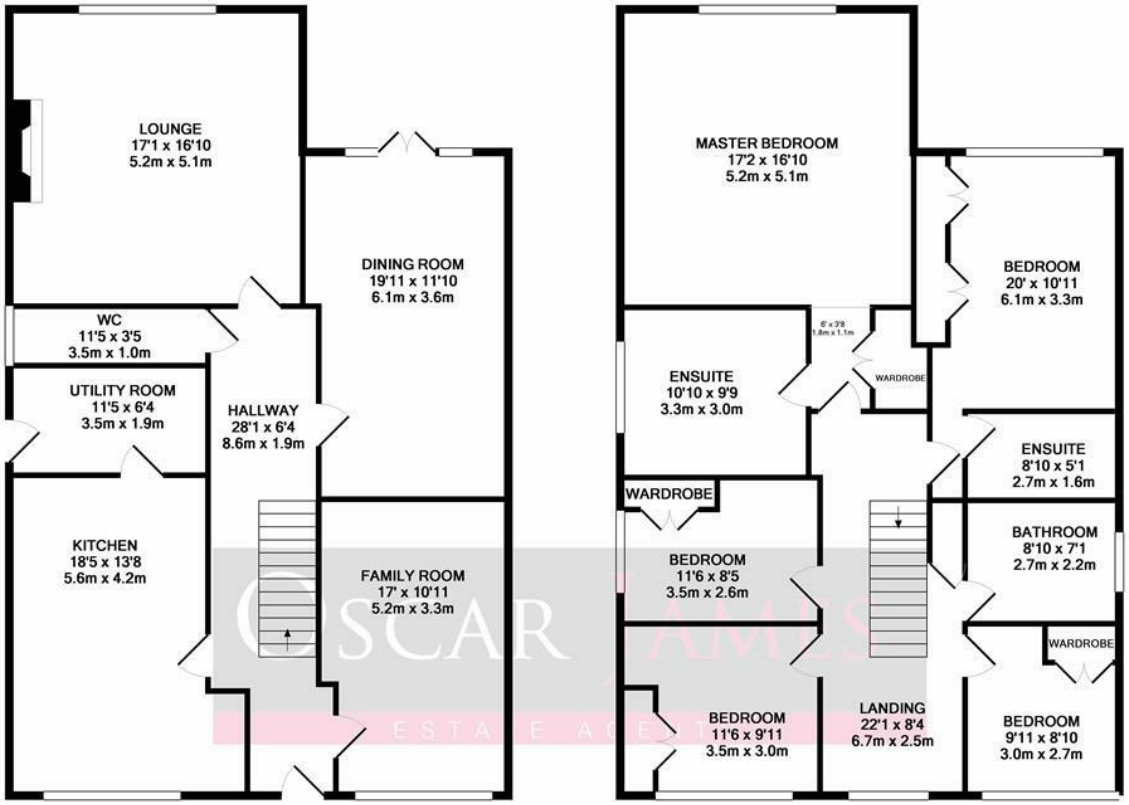
The internal accommodation of the property comprises; welcoming entrance hall, large lounge, formal dining room, study / family room, well-appointed kitchen breakfast room with high end appliances and a separate utility room. There is also a ground floor WC.

On the first floor expect to find a superb galleried landing which provides access to five large bedrooms and the family bathroom. The master bedroom enjoys a luxury ensuite bathroom with a large two-person bath and separate shower. Bedroom two also benefits from ensuite facilities.

Outside you will find a thoughtfully landscaped rear garden which offers a high degree of privacy and to the front is a large driveway and detached double garage and workshop all set behind electrically operated gates.

Internal viewing is simply essential to fully appreciate this property, to arrange yours contact selling agents Oscar James on 01604 622722.

Floor Plan



1ST FLOOR
APPROX. FLOOR
AREA 1199 SQ.FT.
(111.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2835 SQ.FT. (263.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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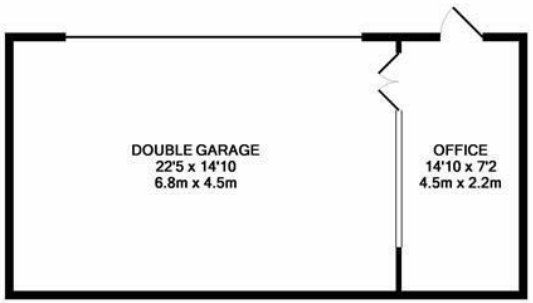

GROUND FLOOR
APPROX. FLOOR
AREA 1636 SQ.FT.
(152.0 SQ.M.)

At a glance...

- Three reception rooms
- Sociable kitchen family room
- Five double bedrooms
- Family bathroom, two ensuites and ground floor WC
- Private rear garden
- Large gated driveway and double garage

SELLER'S SECRET

We have lived here for 9 years and have thorouhgly enjoyed our time here. The location is excellent and is easily commutable with such excellent road and rail links on our doorstep.

We use Bedford and St Neots generally for shopping with a Waitrose and M&S in each and both towns are just a short drive away.

The village pub is excellent and offers traditional pub food and a superb choice of real ale!

We are simply looking to be closer to our elderly parents and if we could pick the house up and take it with us we would!

To buy or not to buy....

Why we like it....

This house delivers on all levels! It is absolutely immaculate, every room is of an excellent proportion, the parking and garaging are superb and the garden is wonderully private.

We really think this is a lovely family home.

Property prices in the area are rising due to it's close proximity to London and we are certain that does this not only make a lovely home but will also provide an excellent investment too.

Viewing is a must!

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