

Positioned along Barton Road in the heart of Harlington, this striking double-fronted detached home captures the essence of refined village living. Framed by far-reaching views towards the iconic Sharpenhoe Clappers, it offers a rare balance of countryside tranquility and everyday connectivity.

Behind its handsome façade lies an interior that has been thoughtfully curated with an exceptional eye for detail. The current owners have blended period character with contemporary sophistication, creating spaces that feel both elegant and effortlessly liveable. Each room has been carefully considered, resulting in a home that flows beautifully and feels warm, welcoming and distinctly individual.

This is a home designed not simply to be admired, but to be enjoyed, whether hosting friends, relaxing with family, or taking in the surrounding landscape that defines this special setting.

Harlington itself offers the charm of a traditional village lifestyle, yet remains superbly connected, with a mainline station providing fast and frequent services into London.

A private viewing is highly recommended to fully appreciate the quality, setting and lifestyle this exceptional home affords.

The sense of quality is immediate upon entering the welcoming reception hall, a calm and elegant introduction that sets the tone for the home beyond.

The ground floor unfolds with an impressive degree of versatility. Three beautifully proportioned reception rooms provide flexibility for modern living: a cosy sitting room centred around a character fireplace for quieter evenings, a refined study that could effortlessly serve as a fifth bedroom, and a generous family room offering additional space to relax or entertain.

At the heart of the home lies a superbly appointed kitchen, thoughtfully designed with both form and function in mind. This space flows seamlessly into a breathtaking open-plan living and dining area, where a vaulted ceiling enhances the feeling of light and volume. It is a room made for gathering — equally suited to lively dinner parties or relaxed family mornings, with an undeniable sense of space and connection.

Practicality has not been overlooked, with a well-equipped utility room and a stylish ground-floor wet room discreetly integrated into the layout.

Upstairs, four generously sized bedrooms provide comfort and privacy. The principal suite benefits from its own en-suite shower room, while a beautifully finished family bathroom serves the remaining bedrooms. Each room feels balanced and thoughtfully arranged, continuing the home's cohesive design.

Externally, ample driveway parking for up to four vehicles ensures everyday ease for both residents and visitors.

## Entrance

Storm porch with a tiled roof and tiled floor. Light. Hardwood, part leaded and stained glass door opening to the entrance hall.

## Entrance Hall

Providing access to all ground floor accommodation with timber flooring. Coir matting to the entrance area. Bespoke fitted replacement oak and glass staircase (with storage under) rising to the first floor accommodation. Inset spot lights to the ceiling. Central heating thermostat.



## Sitting Room

Feature box bay window with replacement double glazed sash style windows to the front aspect. Built-in storage and media cupboards either side of the chimney breast with a feature cast iron fireplace with slate hearth and a fitted living flame effect gas fire. Timber flooring. Radiator. Inset spot lights and decorative coving to the ceiling.



## Bedroom Five

With its adjacent proximity to the ground floor wet room, this ground floor living space is currently being used as bedroom five but has been previously used as a study or family room. Feature box bay window with replacement double glazed sash style windows to the front aspect. Engineered wood flooring. Radiator. Inset spot lights to the ceiling. Fitted storage cupboard and drawers. Shelving as fitted.



## Wet Room

Tastefully fitted to comprise a w/c with concealed cistern and a wash hand basin set into a vanity unit with granite top. Shower enclosure with a mains fed shower over. Double glazed window to the side aspect. Heated towel rail and dressing area with cupboards as fitted. Fully tiled walls and floor. Inset spot lights to the ceiling.



## Kitchen Area

Open plan to the rear aspect living and dining area and separated by a peninsula breakfast bar. The remainder bring thoughtfully fitted to comprise an extensive range of larder cupboards providing ample storage. Wall, drawer and base level units with quartz work surfaces over. NEFF appliances to include; twin eye level ovens, and induction hob with an Elica extractor hood over. Further appliances include a dishwasher. Space for an American style refrigerator. 1 and 1/2 drainer sink unit. Inset spot lights to the ceiling. Down light points. Feature full height recessed toughened glazed sliding door from hall into Kitchen area. Wine store.



## Rear Aspect Living & Dining Room

Rear Aspect Living / Dining Room: Feature oak double glazed windows to the rear aspect and french doors leading to the rear aspect and garden, Timber flooring with 'wet' under floor heating. Three skylights and inset spot lights to the vaulted ceiling. Tv point.



## Study

Ideally located off the Living & Dining Room with full height toughened glazed sliding door panel on brushed stainless steel track separating the rooms. Built in pull out filing drawer storage with ample open shelving; this versatile space could be used as a family/play area or snug. Engineered wood flooring. Radiator. Inset spot lights to the ceiling. Three feature 'port hole' style windows to the side.



## Utility & Laundry Room

Fitted to comprise a range of larder cupboards and base level units with quartz work surfaces over. Inset butler sink. Space for a tumble dryer, freezer and plumbing for a washing machine. Cupboard housing the wall mounted boiler. Double glazed window to the side aspect and double glazed door leading to:

## Side Hall / Boot Room

Providing 'dirty boot' access to the home and access from the front to the rear of the property. 'For dog owners there is even a pet shower' that is perfectly located to use after muddy countryside walks. Double glazed doors to the front and rear aspects. Tiled floor. Sky light. Inset spot lights to the ceiling

## Landing

Providing access to all first floor accommodation with fitted carpet. Wall light points and hatch to the roof space. Dado rail.

## Principal Bedroom

Twin double glazed sash windows offering far reaching views over open fields. Fitted wardrobes. Dressing area. Engineered wood flooring. Radiator. Inset spot lights to the ceiling.



## En-suite Shower Room

Fitted to comprise a w/c. Wash hand basin set into a vanity unit and a shower enclosure with a mains fed shower over. Fully tiled walls and floor. Inset spot lights to the ceiling. Extractor.

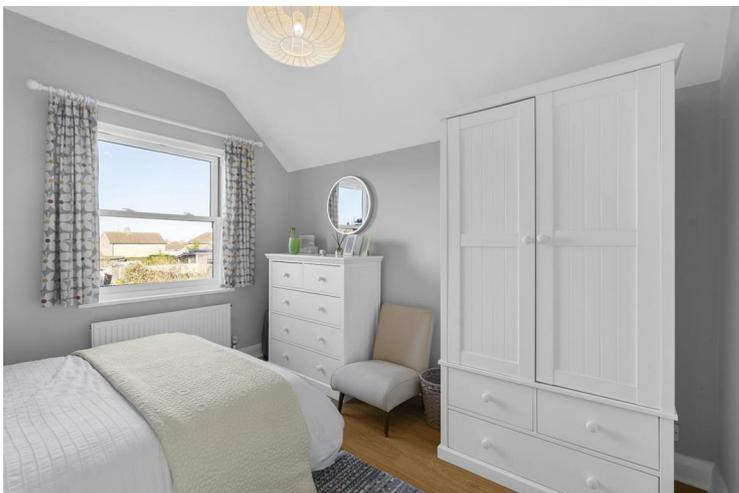
## Bedroom Two

Twin double glazed sash windows also offering far reaching views over open fields. Engineered wood flooring. Radiator. Inset spot lights and decorative coving to the ceiling.



## Bedroom Three

Double glazed sash window to the rear aspect. Wood laminate flooring. Radiator.



### Bedroom Four

Double glazed sash window to the rear aspect. Engineered wood flooring. Radiator.

### To the Front

A block paved and providing off-road parking for up to four vehicles with a shrub border. Timber gated access to the side offering access to the bin store and onward access to the side hall. EV Charger.



### Rear Garden

A large paved patio area adjacent to the side and rear of the property with inset feature lighting. The remainder being mainly laid to lawn with a variety of established tree and shrub borders. Timber 'studio / hobby room' with light, power and double glazed windows to the front and side aspects. Timber storage shed.



### Bathroom

Tastefully fitted to comprise a w/c with a concealed cistern and wash hand set into a vanity unit. Panelled bath with a mains fed shower over and glass shower screen. Fully tiled walls and floor. Double glazed window to the rear aspect. Skylight. Heated towel rail. Inset spot lights to the ceiling.

### View to The Front

Each day you're greeted by one of Bedfordshire's most stunning views, from the comfort of your home, making this arguably the most sought-after location in this popular rural village.



### All Images

Some images may have been digitally enhanced for marketing purposes. The property layout and features remain unchanged.

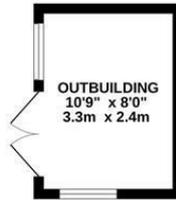
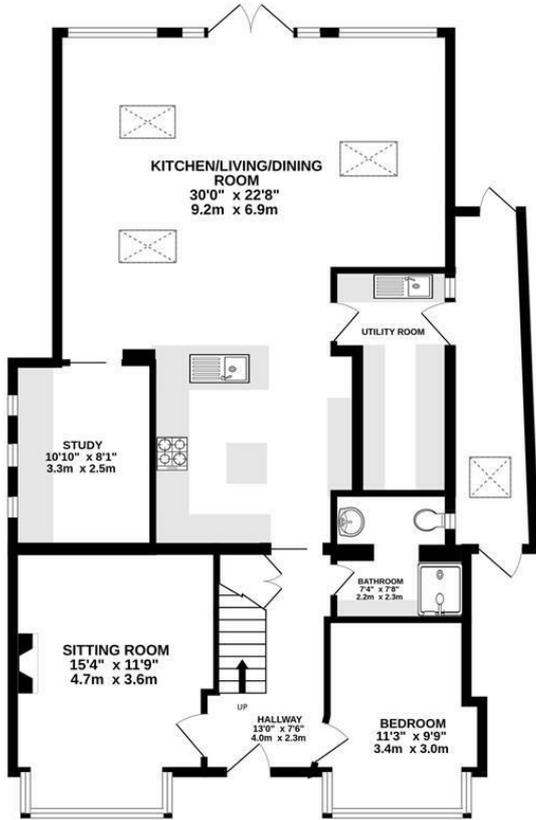
## **Viewing**

All viewings are strictly by appointment through Bradshaws.

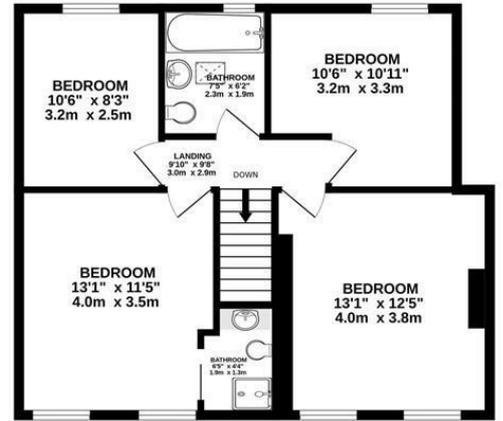
## **Disclaimer**

These particulars have been prepared in good faith and are intended as a general guide only. They do not constitute part of an offer or contract. No survey of the property has been undertaken and no responsibility is taken for the condition of the structure, fixtures, fittings or services. Any heating systems, electrical installations or appliances have not been tested. All measurements are approximate.

GROUND FLOOR  
1255 sq.ft. (116.6 sq.m.) approx.



1ST FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA: 1928sq.ft. (179.1 sq.m.) approx.

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 omission or mis-statement. This plan is for illustrative purposes only. Outbuildings not drawn in actual position relative to the property.  
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Council Tax Band: F  
EPC Rating: D