



89 Grange Road
Blunham, Bedford, MK44 3NS
£1,350,000



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Due to be completed September 2025

Located in Blunham on the prestigious Grange Road, nestled in the Bedfordshire countryside is this brand new architecturally designed home, due to be completed in Autumn 2025.

Grange View stands as a beacon of contemporary design amidst the rural landscape, with its unique architecture setting it apart from traditional homes in the area.

The modern and spacious layout will be perfect for those who appreciate both aesthetics and functionality. Step inside the welcoming entrance hall and venture through to the heart of the home. The kitchen has been designed with the view in mind, with floor-to-ceiling windows creating a seamless connection with nature. Adjacent to the kitchen will be a large and inviting lounge perfect for relaxation and entertainment, with bi-folding doors across the back flooding the room with natural light, and bringing the outside in. Off the lounge will be a convenient study, the perfect space to work remotely or for those with creative pursuits. Next door a utility room ensures practicality and convenience, and a separate W/C will be positioned off the entrance hall.

To the left of the property will be the inclusion of four bedrooms, two of which are ensuite, providing ample space for family and guests. A dressing room off the principal bedroom will add a touch of luxury to the sleeping quarters. Finally a family bathroom will complete the internal



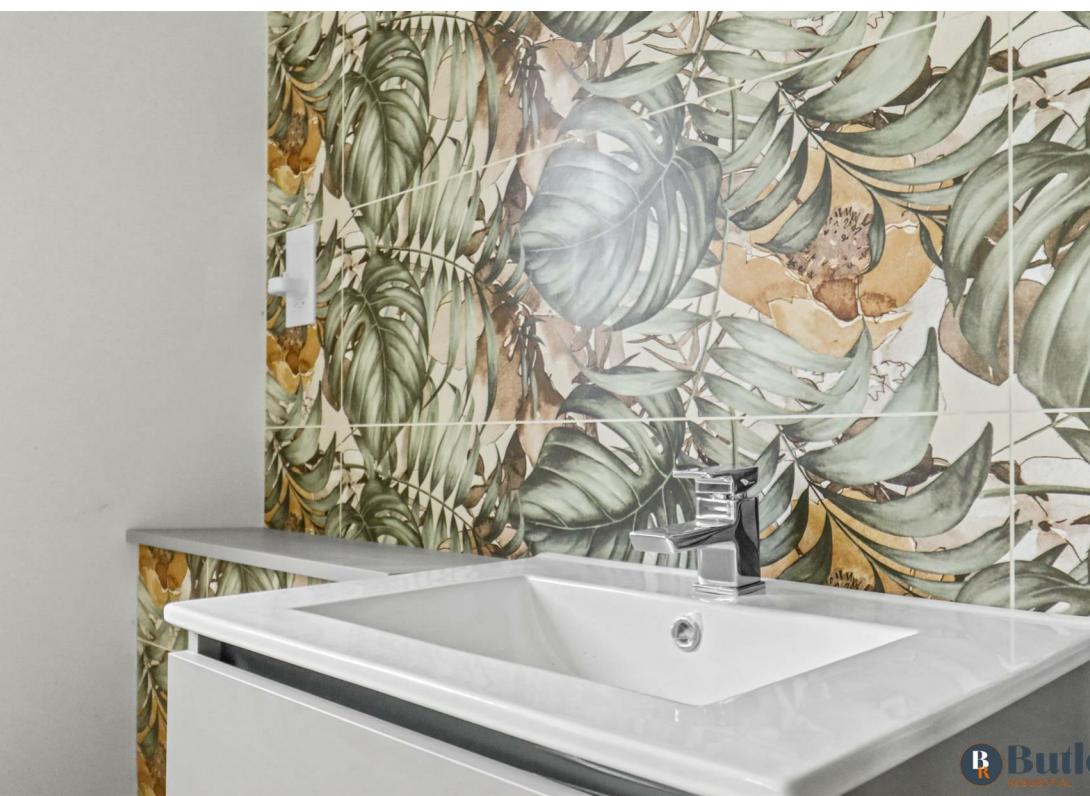


living space.

Outside a double garage will be a practical addition, providing storage and shelter for vehicles. And with a wrap-around garden, there is plenty of outdoor space to sit back and enjoy.

Due to be completed in Autumn 2025.

Blunham is a popular Bedfordshire village with direct access to the A1 and is well located for commuting via car or train into London's Kings Cross via Sandy train station. The village has a primary school as well as a local convenience store and pub, and many countryside walks along the river Ivel.



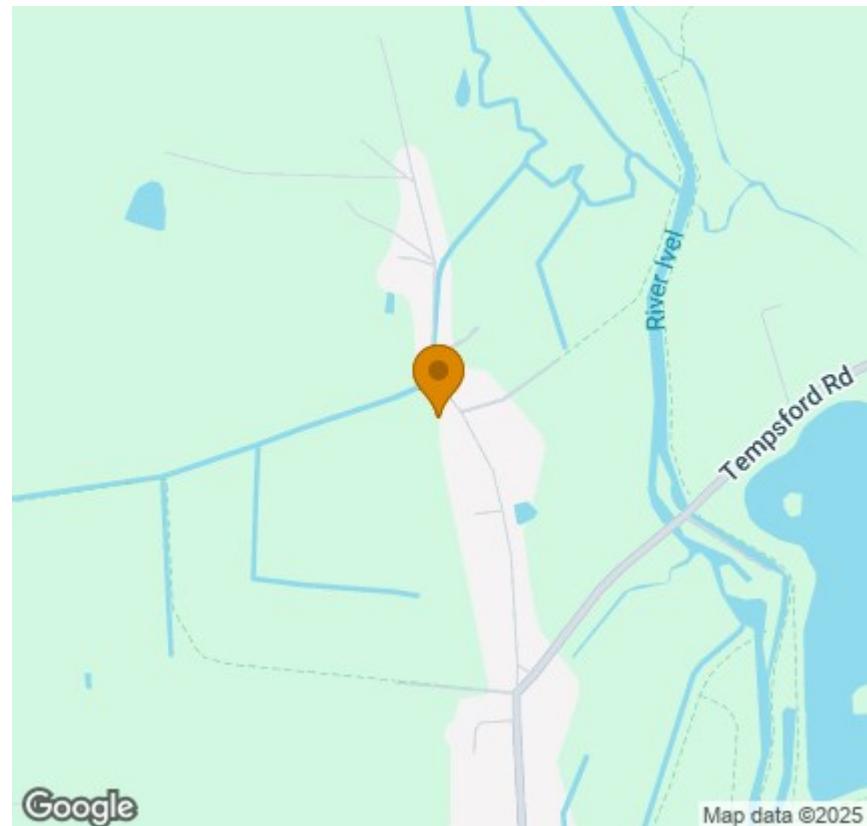
Floor Plan



Viewing

Please contact us on 01438 584400 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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