



23 Spinney Road, Chawston, Bedford, MK44 3BW











23 Spinney Road  
Chawston  
Bedford  
MK44 3BW

Price £1,250,000

Rarely available detached home with considerable living space and grounds...

Secluded detached house positioned at the end of a private road in Chawston

Considerably extended

Set within approximately 3.8 acres

Six bedrooms over two floors

Flexible ground floor space with several reception areas

Well-fitted kitchen with garden room

Three bath/shower rooms

Indoor heated swimming pool with sauna, changing facilities, WC, and shower

Garaging, summer house, and ample off-road parking

Freehold



- Council Tax Band E
- Energy Efficiency Rating D





Situated at the end of a private road in the village of Chawston, this substantially extended six-bedroom detached house occupies an enviable position within its own grounds of approximately 3.8 acres, subject to survey, offering privacy and a genuine sense of countryside living while remaining well connected for modern life.

The location will particularly appeal to buyers who seek a rural environment but still with near neighbours. The property benefits from excellent road links, with convenient access to the A1 and the Caxton Gibbet dual carriageway project, making travel by car straightforward. In addition, Bedford and St Neots mainline stations are within easy reach, providing direct rail services to London and other major destinations, ideal for commuters.

The house has been considerably extended to create spacious and versatile accommodation arranged over two floors, well suited to family living, multi-generational occupation, or those working from home. The accommodation extends to around 3,500 square feet.

On the ground floor, the accommodation is both practical and flexible. There are two bedrooms, offering flexibility for guests or ground-floor living, along with a study, ideal for home working. A utility room provides useful additional storage and workspace, while the large living room offers a welcoming yet commanding space. The well-fitted kitchen forms the heart of the home and opens into a bright and airy garden room, creating an excellent connection between the internal living space and the surrounding gardens, and providing an ideal area for dining and relaxation while enjoying views over the grounds.





The first floor continues to impress, with four further bedrooms providing ample space for a growing family. A large loft area adds further versatility, suitable for storage or potential future use, subject to the necessary consents. The property is served by a total of three bath/shower rooms, set over the two floors.

Externally, the property truly comes into its own. The extensive grounds extend to approximately 3.8 acres, offering a combination of gardens and land that provide privacy, space, and scope for a variety of outdoor pursuits. Whether for family enjoyment, gardening, or simply appreciating the surrounding setting, the land offers a rare opportunity for so many uses.

A standout feature of the property is the indoor heated swimming pool, allowing for year-round use and leisure. The pool area is well equipped with a sauna, changing facilities, a WC, and a shower, making it ideal for family use or entertaining guests. Additional outbuildings include garaging, a summer house, and there is ample parking available for multiple vehicles.

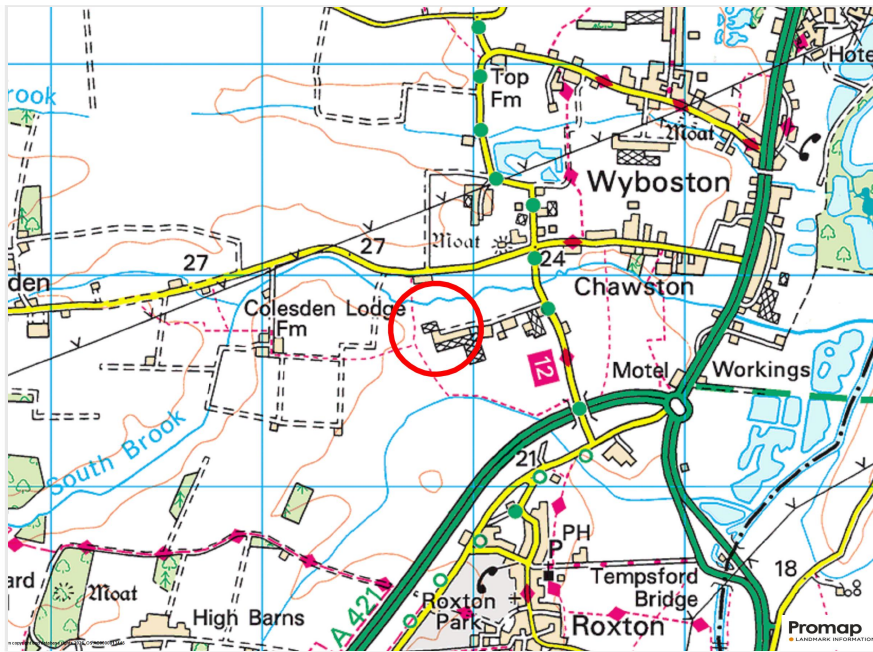
Overall, this is a highly individual home offering the best of both worlds: a peaceful rural lifestyle, generous and flexible accommodation, extensive grounds, and excellent transport connections. It represents a rare opportunity for discerning buyers seeking space, privacy, and convenience in a well-regarded village location.



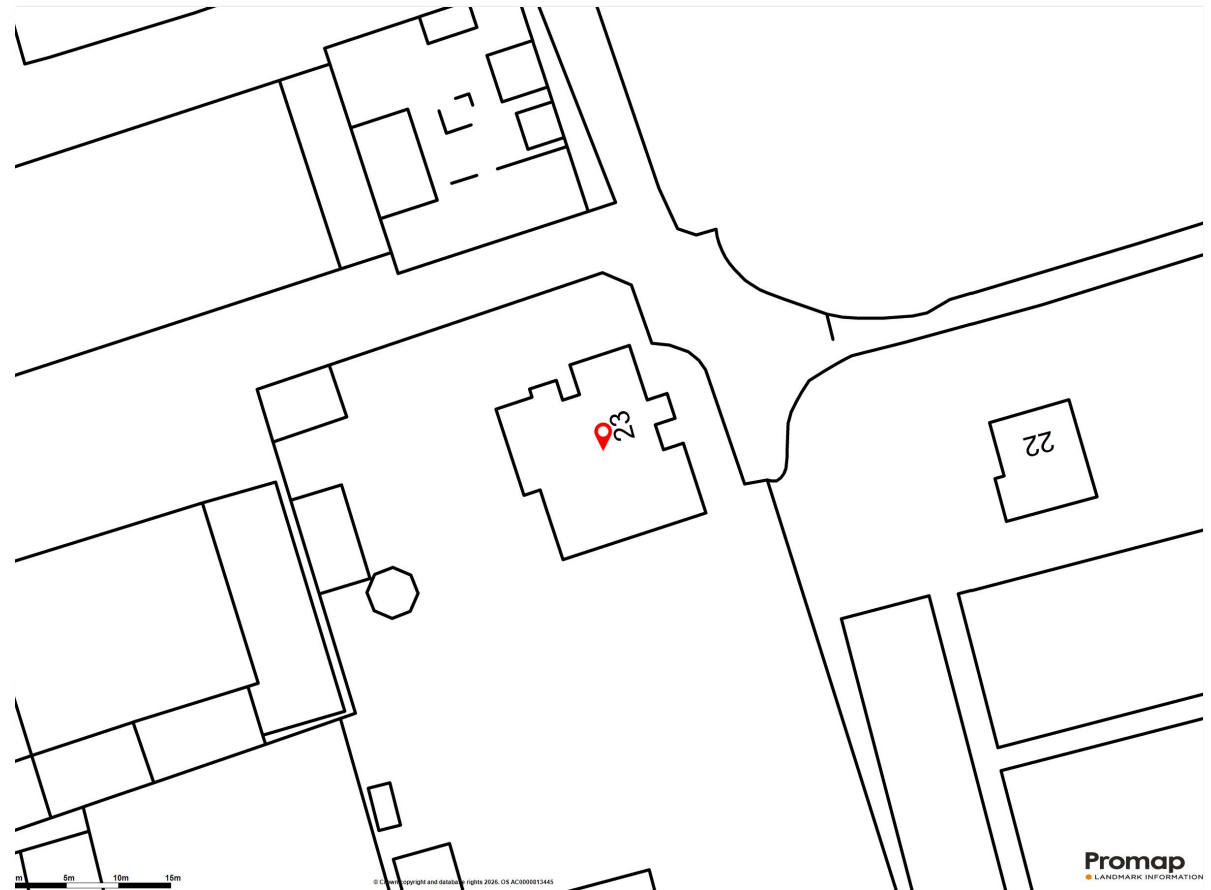
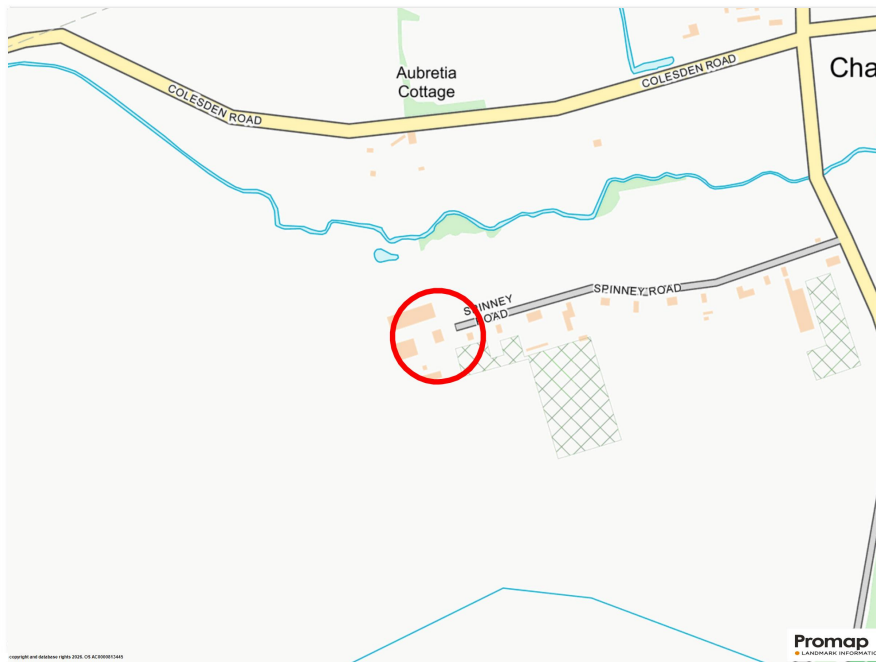








Bedford Railway Station 10 miles • Milton  
 Keynes Station 28 miles • A1 Black Cat  
 Roundabout 5 miles • M1 Junction 13 18 miles •  
 Luton Airport 29 miles • Stansted Airport 44  
 miles • London 56 miles







## Spinney Road, Bedford, MK44

Approximate Area = 3496 sq ft / 324.8 sq m

Garages = 882 sq ft / 81.9 sq m

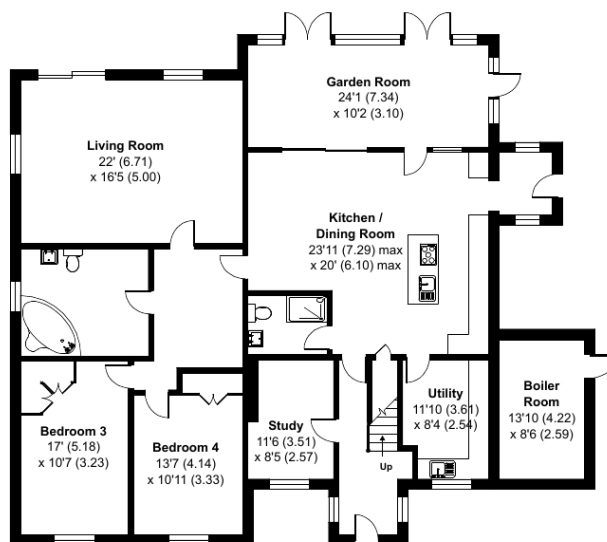
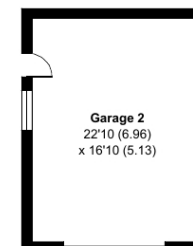
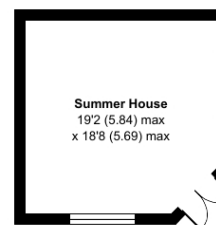
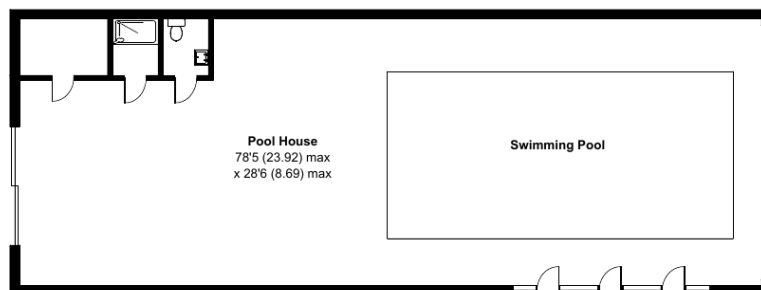
Pool House = 2237 sq ft / 207.8 sq m

Summer House = 356 sq ft / 33 sq m

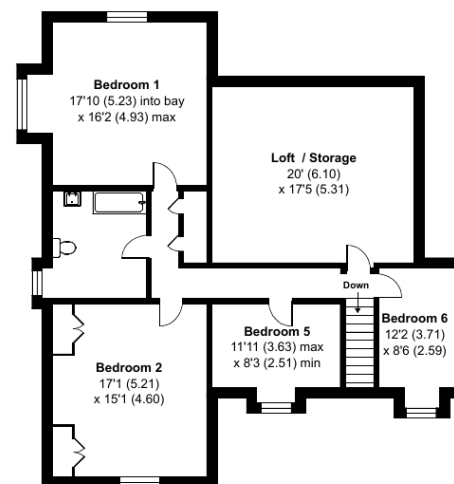
Boiler Room = 117 sq ft / 10.8 sq m

Total = 7088 sq ft / 658.4 sq m

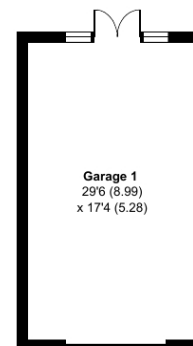
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Lane & Holmes. REF: 1084460



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Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

