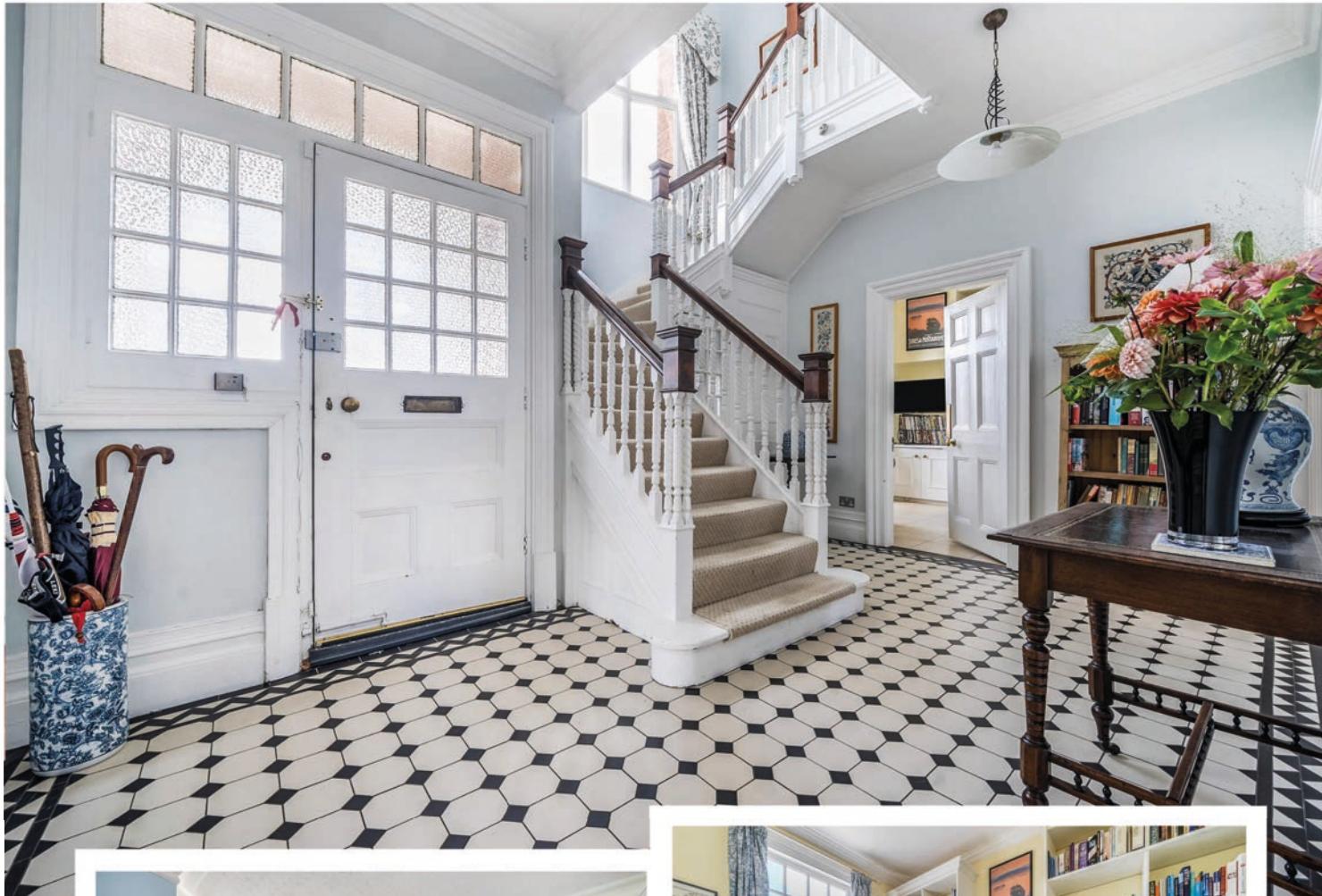




11 Pemberley Avenue, Bedford MK40 2LE

**Lane &
HOLMES**
Est. 1985





11 Pemberley Avenue
Bedford
MK40 2LE

Price £1,400,000

Elegant family home
overlooking Bedford School...

Elegant family home
Six bedrooms
Five reception rooms
Three bath/shower rooms
Gas central heating
Attached garage
Mature plot
Views over Bedford School
Freehold

- Council Tax Band G
- Energy Efficiency Rating D



Situated on one of Bedford's most prestigious avenues, directly overlooking the expansive grounds of Bedford School, this impressive Edwardian residence offers over 3,500 square feet of beautifully proportioned living space. With six bedrooms, five reception rooms, and a private garden, this is a substantial and characterful family home which offers much appeal.

This elegant property boasts numerous features, including tall ceilings, decorative mouldings, and large bay windows that flood the interior with natural light. Fireplaces and original architectural details further enhance its charm throughout.

The ground floor offers exceptional versatility, with five generously sized reception areas, all accessed from a grand entrance hall. The living room, located at the rear corner of the property, features a large bay window, extensive fitted storage, and a feature fireplace. At the front, a bay-fronted family room provides a welcoming space, while a separate study is ideal for home working.

The kitchen is fitted with an island unit and integrated appliances, including a range-style cooker, two fridges, and a dishwasher. It connects to a spacious dining area, which in turn opens to a TV room—creating a flowing and sociable living space perfect for modern family life.

Off the kitchen, a utility room leads to an impressive wine cellar. Beyond this lies a gardener's cloakroom with WC, while the main cloakroom is accessed from the entrance hall.

A wide staircase with a striking half-landing window offering superb front-facing views leads to the first floor.



The master bedroom features fitted wardrobes and an en suite shower room. Three further bedrooms are located on this level, along with a family bathroom that includes twin wash hand basins.

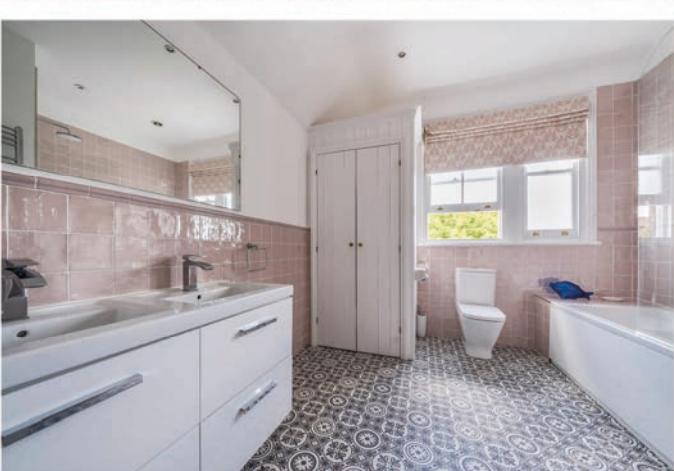
The second floor comprises two additional bedrooms, a shower room, and generous eaves storage. This level is ideal for older children, guests, or as additional office or hobby space.

The home is heated by gas-fired central heating, with underfloor heating on the ground floor. Most windows have been updated to wooden double-glazed sash units. Additional modern features include photovoltaic solar panels and an EV charging point.

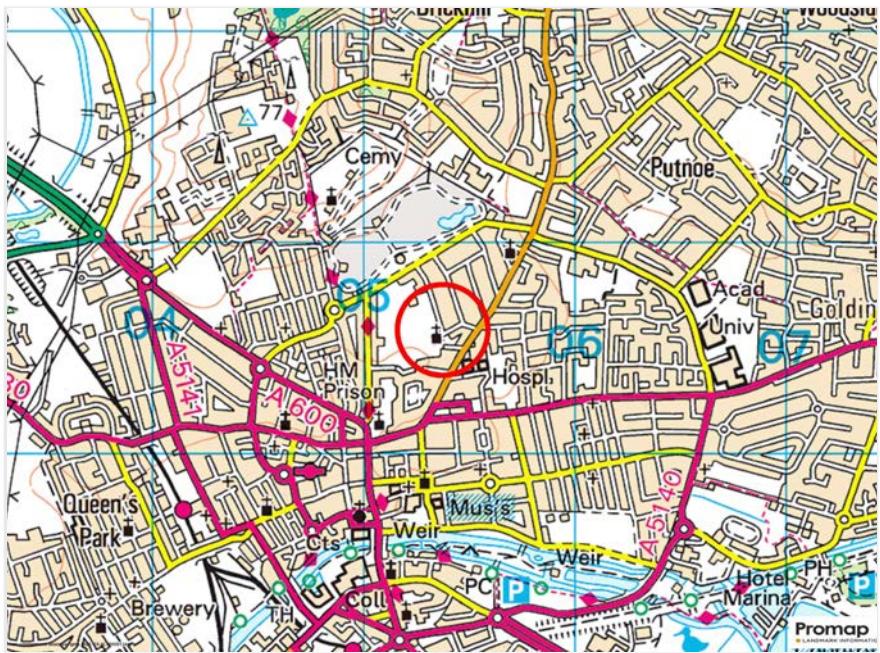
Occupying a plot of approximately 0.20 acres (sts), the property offers off-road parking and a larger-than-typical attached garage to the front. The rear garden is part-walled, and features a patio, mature planting, and an additional access to Pemberley Avenue. There is also a garden area to the side, with a paved area and mature shrubs.

Pemberley Avenue offers immediate access to the 61-acre Bedford Park. Robinson Pools & Fitness Centre and Bedford Blues Rugby Ground are within walking distance, and Towers Health Club sits on the edge of town. The River Great Ouse offers opportunities for watersports, and nearby Priory Country Park provides further outdoor recreation.

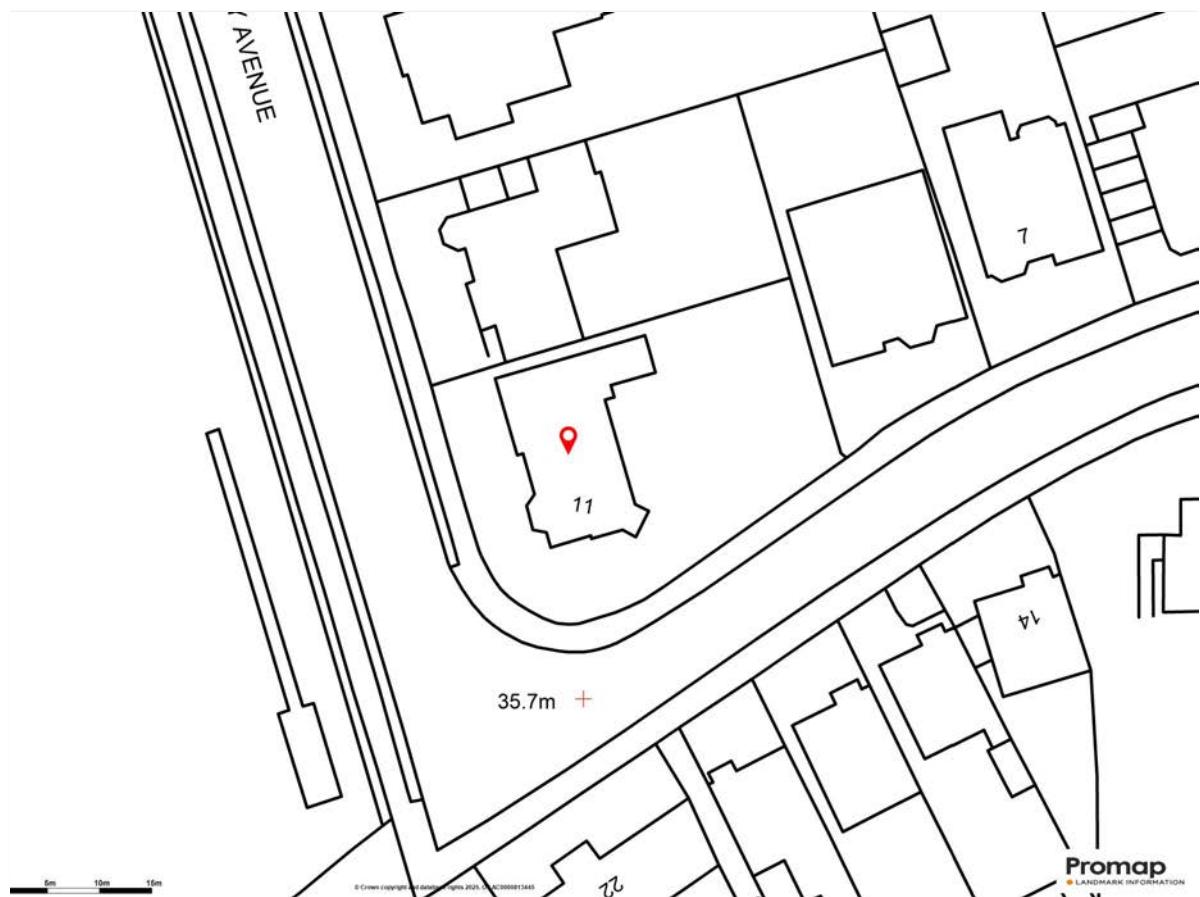
The town centre is rich in cafés, pubs, and restaurants, with regular events and entertainment for all ages. For commuters, Bedford Station is within easy reach, with services to London in as little as 40 minutes.







Bedford Railway Station 2 miles • Milton Keynes Station 18 miles • A1 Black Cat Roundabout 11 miles • M1 Junction 13 11 miles • Luton Airport 22 miles • Stansted Airport 47 miles • London 58 miles



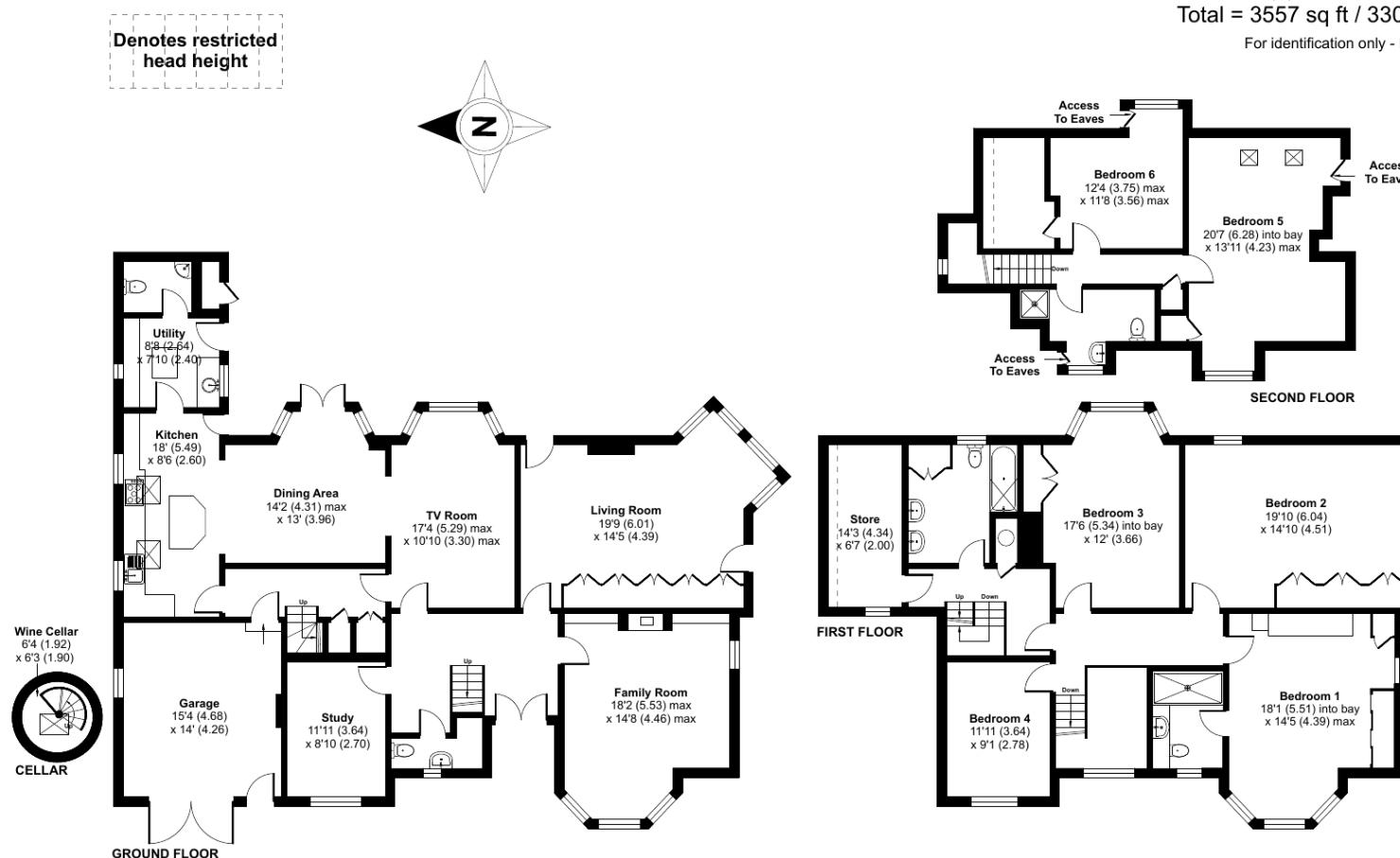
Pemberley Avenue, Bedford, MK40

Approximate Area = 3546 sq ft / 329.4 sq m (excludes garage)

Limited Use Area(s) = 11 sq ft / 1 sq m

Total = 3557 sq ft / 330.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Lane & Holmes. REF: 1349976

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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.