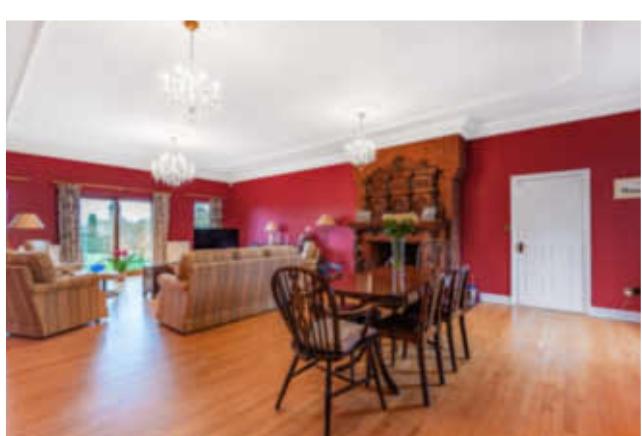
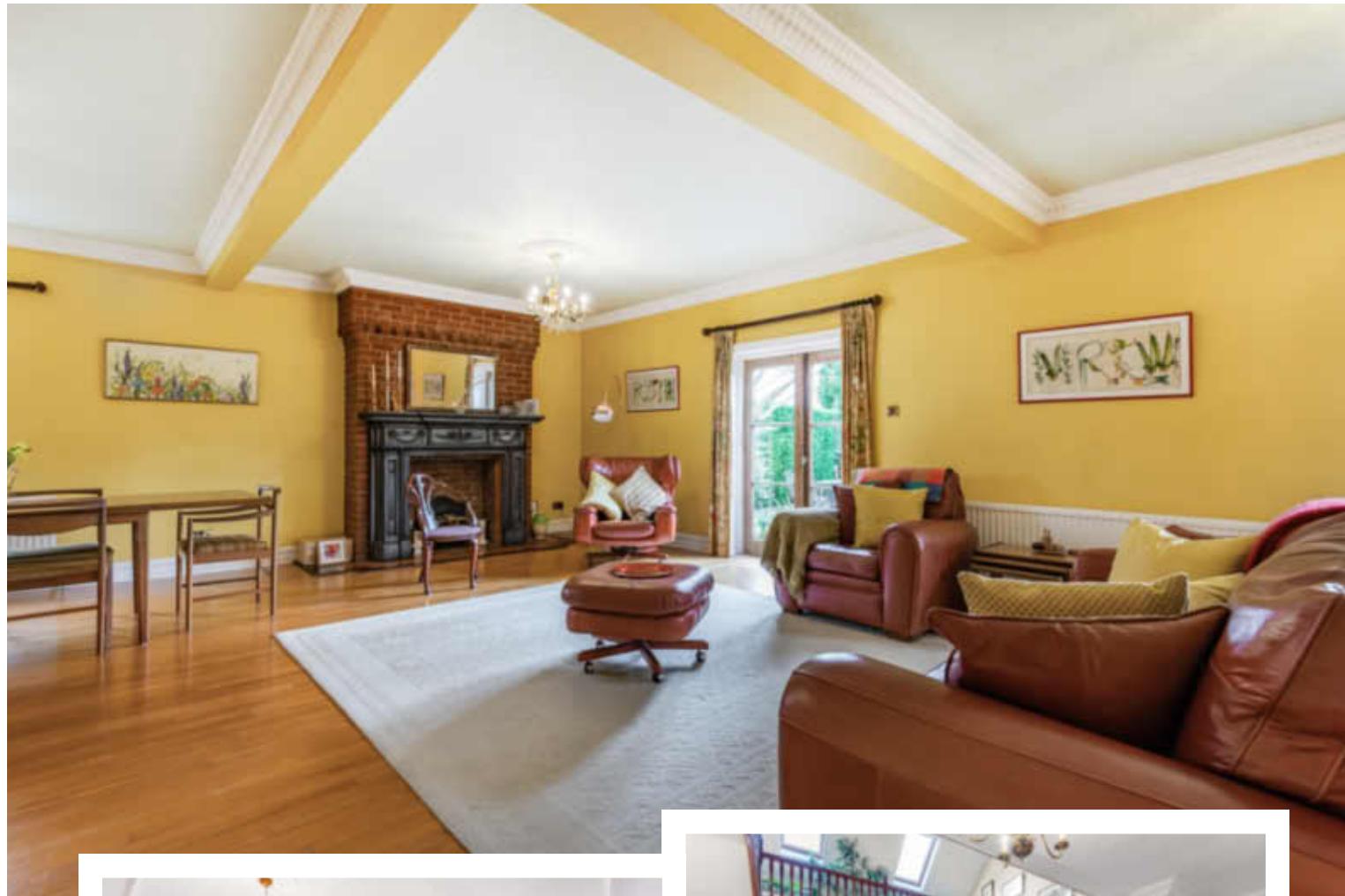




Keyston House, 61 Putnoe Lane, Bedford, MK41 9AE

**Lane &
HOLMES**
Est. 1985





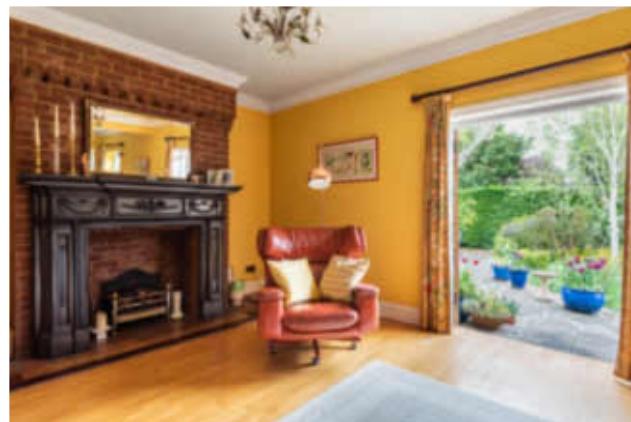
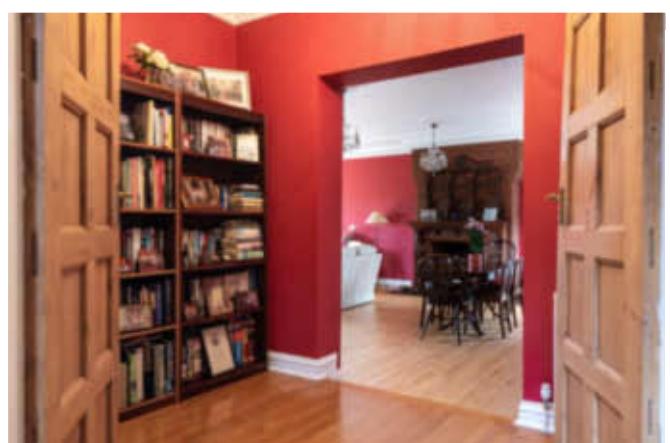
Keyston House,
61 Putnoe Lane,
Bedford,
MK41 9AE

Price £1,100,000

A impressive detached family home with tennis court sitting

- Spacious reception hall
- Grand drawing room
- Large family/dining room
- Kitchen/breakfast room
- Impressive master bedroom with en suite
- Four other double bedrooms
- Family bathroom with sauna
- Four car garage
- Study
- Utility room
- 0.5 acres (sts)

- Council Tax Band G
- Energy Efficiency Rating D



We are very pleased to present a superb opportunity to acquire an exceptionally spacious, well cared-for, five bedroom detached family home in a quiet secluded location, providing close to four thousand square feet in overall accommodation.

A pair of wrought iron gates opens on to a large tarmac parking area and a double-width garage that is nearly thirty feet in length. There is car-width access to either side of the property.

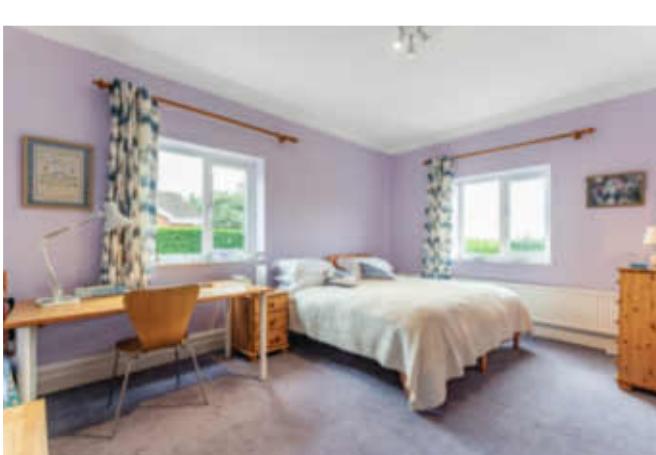
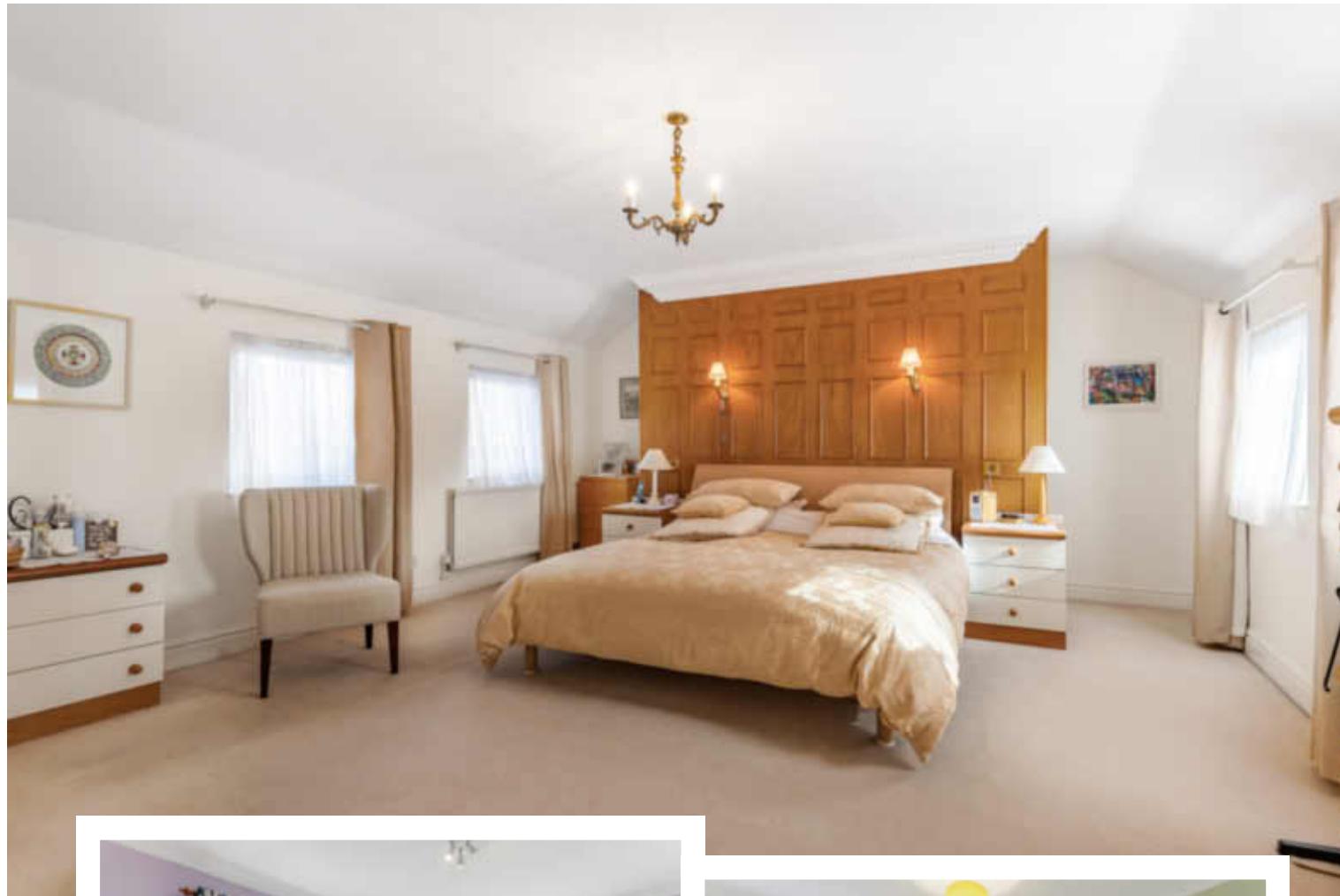
This impressive home is full of grand features, including the spacious reception hall with its sprung maple wooden floor (also in the drawing room and the family/dining room) and the sweeping staircase that descends from the upper floor with its galleried landing.

The very large drawing room has an ornate very old wooden-framed fireplace and a sliding patio door overlooking the garden and the tennis court.

In keeping with the drawing room, the family/dining room is very large with beautiful wooden French doors leading to the garden. The study is next to this room.

Accessed from the family room is the kitchen/breakfast room area, with a cloakroom, a utility room and an external door.

A particular feature of the downstairs rooms is their high ceilings.



There are three double bedrooms on the ground floor, served by a five-piece bathroom with the unusual feature of a sauna.

On the first floor is the impressive and spacious master bedroom with en suite, a further double bedroom and a cloakroom. There are also two small store rooms.

The property is on a plot which is a little in excess of half-an-acre (subject to survey) and which has been beautifully maintained by the present owners. It is principally laid to lawn with well-established borders (including many rose bushes) and a recently resurfaced full-size all weather tennis court.

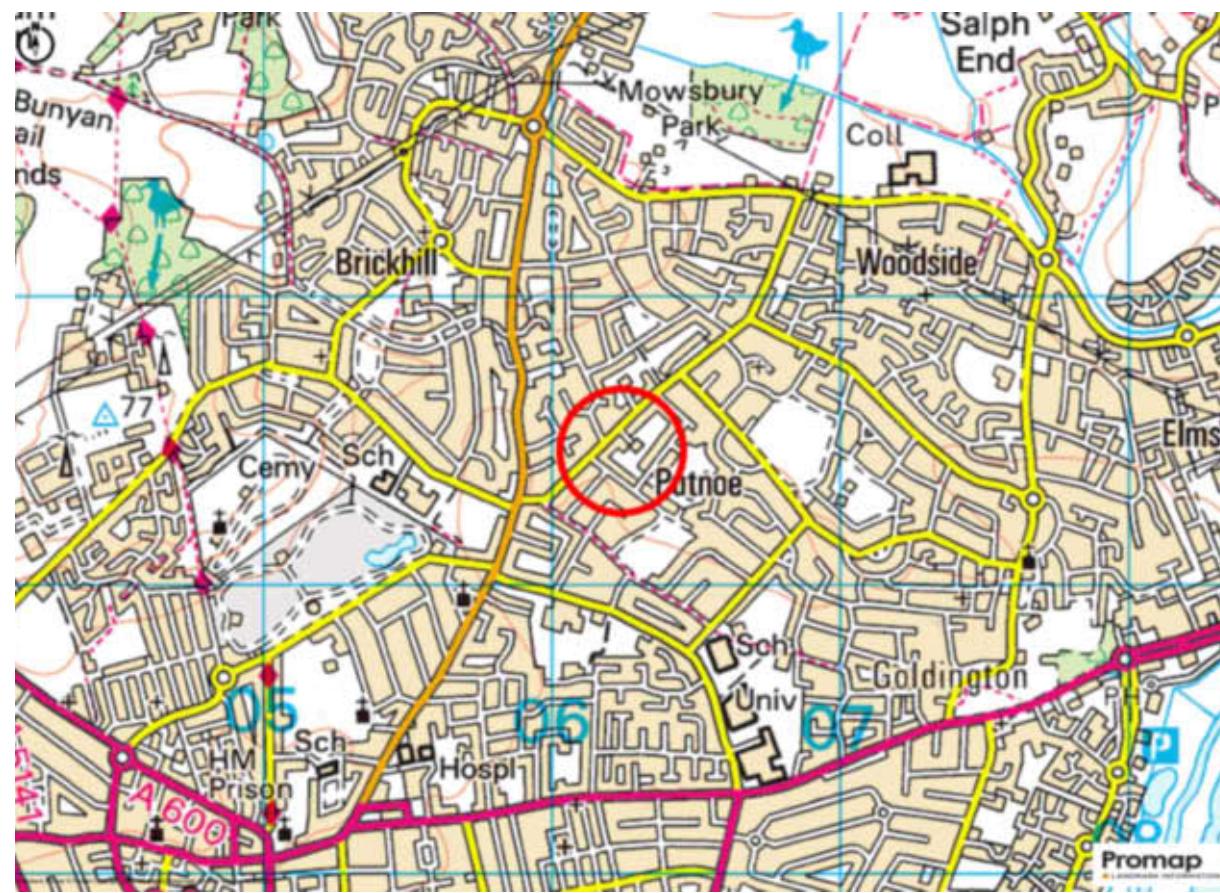
Putnoe Lane is off Kimbolton Road and gives very convenient access to local schools, both state and private. Public parks are within easy reach and there is quick and easy access to Bedford town centre and the mainline railway station which provides fast and frequent services to London and beyond, including direct trains to Luton and Gatwick airports. There are three popular secondary shopping parades within walking distance.

There is good access to Bedford's much improved transport system and the location appeals to those wishing to access the A1 and the M1 and, indeed, Heathrow, Luton and Stansted airports.





Bedford Railway Station 2 miles • Milton Keynes 19 miles • A1 Black Cat Roundabout 8 miles • M1 Junction 13 14 miles • Luton Airport 24 miles • Stansted Airport 49 miles • Heathrow 61 miles





Putnoe Lane, Bedford, MK41

Approximate Area = 3780 sq ft / 351.1 sq m (excludes garage & void)

Limited Use Area(s) = 110 sq ft / 10.2 sq m

Total = 3890 sq ft / 361.3 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2022.
Produced for Lane & Holmes. REF: 623802

01234 327744 | sales@laneandholmes.co.uk | www.laneandholmes.co.uk | 66-68 St. Loyes Street, Bedford, Bedfordshire MK40 1EZ

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.