

An aerial photograph of a large, rural property. The central focus is a large, light-colored house with a dark roof, surrounded by a well-maintained lawn and several tall, thin trees. A dirt driveway leads to the house, where a few cars are parked. To the right, a river flows through the property, with a small wooden dock extending into the water. The surrounding landscape consists of large, open fields, some of which are green and others brown, suggesting a mix of crops and pastures. In the background, there are more buildings and a line of trees under a clear sky.

HARVEY ROBINSON

Asking Price Of
£1,250,000

Kingfisher Cottage New Road
Great Barford, MK44 3LH

- FIVE DOUBLE BEDROOMS
- EXECUTIVE DETACHED BUNGALOW
- 2 ACRES OF GARDENS
- RIVER FRONTAGE WITH PRIVATE MOORING

- TRIPLE GARAGE AND VAST PARKING
- THREE EN-SUITES, SHOWER ROOM AND SAUNA
- PRIVATE AND SECLUDED LOCATION
- 27FT LOUNGE / DINING / FAMILY ROOM



PROPERTY SUMMARY

The Collection by Harvey Robinson are delighted to bring to the market "Kingfisher Cottage" located in a private riverside location on the outskirts of the village of Great Barford. This impressive five-bedroom detached bungalow can be found on New Road at the end of a long private driveway with secure gated access to the property and its grounds. The property is surrounded by fields on three sides with the other boundary providing stunning views on to the River Great Ouse, there is a private mooring for those looking to travel by boat along the river taking in the wonderful countryside scenery.



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Upon entering the grounds through the electric gates there is an abundance of off-road parking as well as a triple garage block. The 2 acre plot surrounds the bungalow and has been beautifully maintained by the owners with various seating areas allowing you to appreciate the private and secluded position of this home. One of the highlights of the gardens is the elevated timber retreat which is the perfect place to work from or simply sit and enjoy the beautiful landscape. Inside the property the accommodation is spacious and to the right-hand side of the large entrance hall provides the living accommodation which comprises of a 27ft living/family/dining room, a conservatory, study, kitchen, and utility room as well as a shower room. To the left-hand side you will find five double bedrooms, three of which have en-suite facilities, and a sauna.

To arrange an appointment to view this truly unique and versatile property please contact our Biggleswade branch today.





LOCATION & AMENITIES

Great Barford is a sought-after and desirable riverside village on the outskirts of St Neots and Bedford, both of which are riverside towns featuring High Speed Rail Links into London. The village is ideal for those seeking a slightly slower pace of life but with the convenience of excellent commuter links with easy access to the Major Road Links of the A1, A428 & A421 leading to Milton Keynes and the M1. There is a great selection of local amenities within the village such as a doctor's surgery, village shops, pubs & restaurants, and a primary school. There are fantastic rail links to London at Sandy & Bedford.

FAQ

Postcode for SatNav: MK44 3LH

What3Words location: ///vanish.important.pans

Council tax band: G

How long have the owners lived here: 10 years

Reason for move: Downsizing

Primary school catchments: Gt Barford or Roxton

Water meter: Yes

Loft: Part boarded with light and ladder

Rights of way: There is a public bridleway that runs along the side of the river

Agents note: Since the EPC was carried out the owners have added solar panels with batteries as well as an air source heat pump

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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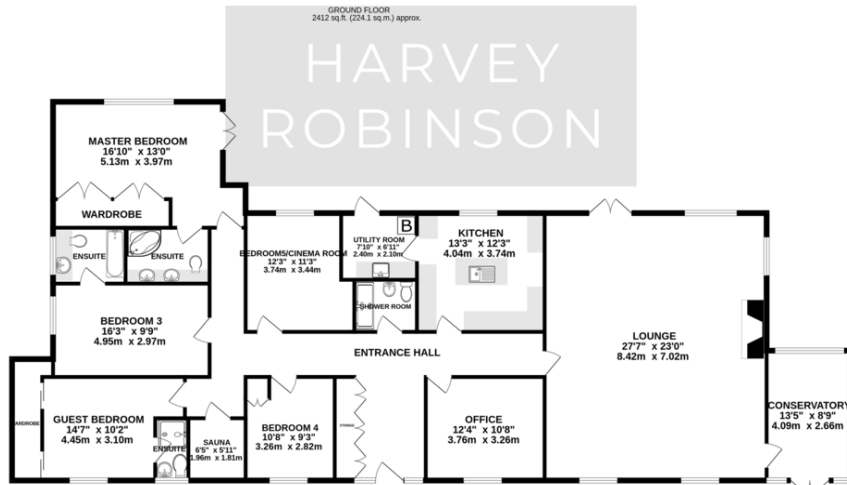
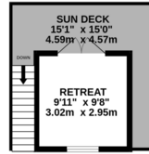
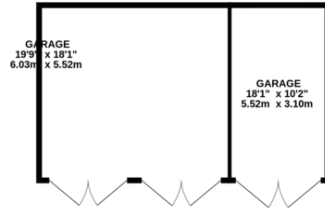
5.0 Star Google Review Rating





TRIPLE GARAGE
542 sq.ft. (50.4 sq.m.) approx.

OUTSIDE
96 sq.ft. (8.9 sq.m.) approx.



TOTAL FLOOR AREA : 3050 sq.ft. (283.4 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(91-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPCA.UK.COM			

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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