



**Kennedy
& Foster**

EXECUTIVE HOMES

1B Cambridge Road, Langford
SG18 9SE

£795,000

A wonderful 3 Bed Detached House located in Langford.

- HIDDEN GEM
- DETACHED MODERN BARN CONVERSION
- VAULTED CEILINGS & LOG BURNER
- THREE BEDROOMS ON GROUND FLOOR & FIRST FLOOR
- VERSATILE ACCOMMODATION
- MODERN KITCHEN/BREAKFAST/FAMILY ROOM
- WRAP AROUND GARDENS
- PARKING FOR NUMEROUS VEHICLES

A HIDDEN GEM- DETACHED HOUSE - OUTBUILDINGS - PARKING FOR NUMEROUS VEHICLES

This detached 1950's barn conversion that is tucked away and sits on a plot of approx. quarter of an acre. It has been sympathetically converted to provide versatility yet further scope to suit your needs. Vaulted ceilings, log burner proudly positioned in the most amazing lounge, kitchen/breakfast room/family room with bi fold oak doors opening onto private rear garden. Currently with 3 bedrooms and family bathroom but has scope to add to, according to your needs. To complement this beautiful home are the wrap around gardens. The rear garden is private and serene, ensuring a peaceful outdoor experience. Enjoy sunny days in the gravelled seating area, a perfect suntrap, while the partially walled 'courtyard' garden, with its Mediterranean feel, is ideal for al fresco evening dining or simply relaxing. Contact Kennedy & Foster the sole agents to arrange your viewing at this magnificent property.





Property Description

DOUBLE OPENING LEADING INTO:

ENTRANCE PORCH

Slate flooring, vaulted ceiling, boiler, storage and cloaks cupboard, built in shelves and drawers, reclaimed sliding barn door leading to:

LIVING ROOM/DINING ROOM

21' 08" x 19' 08" (6.6m x 5.99m) The most amazing main lounge with its vaulted ceiling features, a modern log burner which provides a cozy haven during the winter months. The kitchen living area is enhanced by a large roof window and oak folding doors, creating a light and airy space in the summer, transforming into a warm and inviting family area throughout the year. Reclaimed oak flooring, 2 radiators, ceiling fan, cedar shelving, stairs with galleried landing leading to first floor landing. Opening to kitchen. Door to:

KITCHEN/BREAKFAST/FAMILY ROOM

30' 04" x 19' 05" (9.25m x 5.92m) Soft Closing handleless wall and base units including drawers, pull out larder, wine chiller, induction hob and extractor hood over, dual split oven and combi microwave and warming drawer under, Integrated dishwasher and waste bin, full height fridge, full height freezer, island with cupboards under, breakfast bar seating six. Caple sink with matching mixer tap, full Staive solid oak work tops, built in laundry cupboard with space for washing machine and tumble dryer, Karndean flooring with wet underfloor heating. Aluminium double glazed window to front, solid oak bi folding doors leading to rear garden.

STUDY

11' 02" x 10' 00" (3.4m x 3.05m) Potential to create bathroom or and additional bedroom, storage cupboard.

SHOWER ROOM

Walk in shower with thermostatic shower over, vanity sink with drawers under, low level W.C, heated towel rail, extractor, electric under floor heating.

BEDROOM

11' 02" x 10' 16" (3.4m x 3.45m) uPVC double glazed window to side, radiator.

BEDROOM

14' 09" x 10' 00" (4.5m x 3.05m) Fitted wardrobes, wall lights, radiator, uPVC double glazed window and door to kitchen.

GALLERIED FIRST FLOOR LANDING

Door to:

BEDROOM

21' 04" x 11' 08" (6.5m x 3.56m) Velux window to two elevations, eaves storage.





OUTSIDE

GARDENS

Gated entrance with parking for numerous vehicles. A further 5 bar gate opening on to shingled path and front lawn. The York stone path with mature wisteria covered pergola., leads to the double front doors, laid to lawn, shrubs and trees. Seating area surrounding property and rear garden mainly laid to lawn.

OFFICE/STUDIO

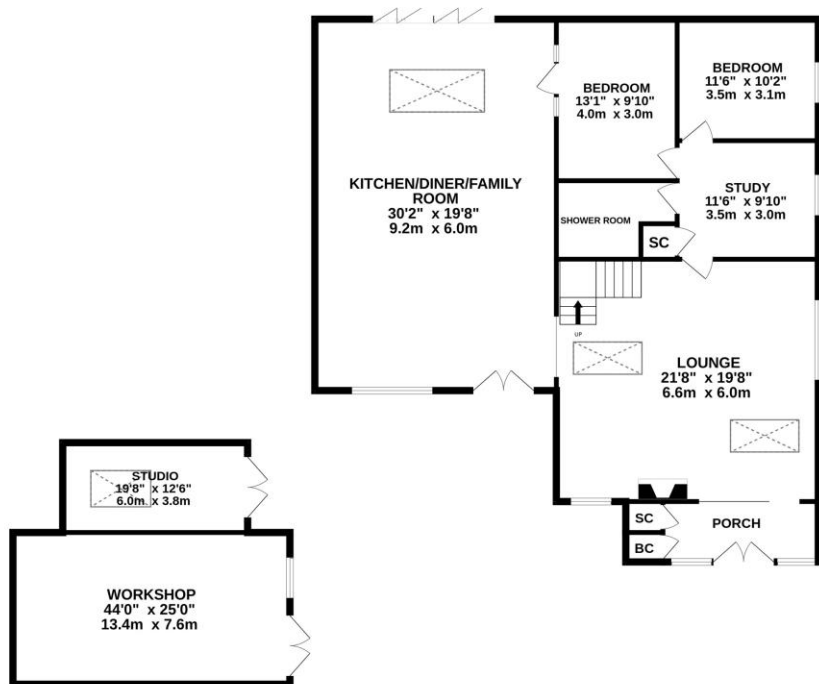
19' 06" x 10' 03" (5.94m x 3.12m) Water and electric supply, sink and storage, air sourced heat pump, sky lights, air condition unit.

WORKSHOP

44' 00" x 25' 00" (13.41m x 7.62m) A very large workshop ideal for many uses with high ceilings, power and light, double doors which are approx. 2.5m high, offer great versatility and a variety of uses.



GROUND FLOOR
1895 sq.ft. (176.0 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 2298 sq.ft. (213.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

VIEWINGS

Strictly by prior appointment with the agent.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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