



**“Skyfield” 22 Ford Lane, Roxton,
Bedfordshire MK44 3EL**

**Taylor
Brightwell**



A very well maintained 3/4 bedroom detached house on a private south facing plot of 0.35 of an acre with adjoining farmland to rear and wonderful far reaching views hence the name Skyfield. Located on a quiet no through lane it is ideally situated for access to the A1 and the town centres of Bedford, Sandy and St Neots all of which have railway stations with quick, direct commuting links to central London.

This lovely family home was designed and built for the present owners in 1991 and is being brought to the market for the first time and it provides the next buyer an excellent opportunity to significantly extend to both the side and the rear and has annexe potential by converting the garage (STPP). The very spacious and versatile accommodation of approximately 2197 sq ft includes the light and airy sitting room which has an open fire, sliding doors opening to the rear garden with views over the fields beyond and an open way leading to the good sized dining room. There is a ground floor study/ bedroom, a well fitted kitchen/breakfast room and a very large well fitted utility/boot room with walk in pantry, built in airing cupboard and boiler cupboard. The ground floor is completed with two cloakrooms, one accessed from the utility/boot room, ideal for when in the garden and one accessed from the reception hall. The first floor has a good sized landing with lots of built in storage, a seating area overlooking the gardens and the countryside beyond, three large double bedrooms all with eaves storage, an ensuite and the large 4 piece family bathroom.

Externally there is a large front garden with a 95ft wide frontage and a gravelled driveway providing off road parking for 7+ vehicles as well as access to the double width garage with twin up and over doors. There is a lawned area with a variety of mature trees and gated side access to the 120 ft long x 100 ft wide south facing rear garden which is laid to lawn with well stocked borders and a large patio area.

A lovely rural position within the pretty and peaceful village of Roxton, a very friendly community with a primary school, post office, coffee shop, village hall, church and charming chapel. There is a large park with cricket and football pitches, a children's play area and riverside walks.

*** 0.35 Acre South Facing Plot**

*** Wonderful Views**

*** 3/4 Bedrooms**

*** 2 Cloakrooms**

*** Large Utility Room**

*** En suite**

*** Double Glazing**

*** Double Garage***

*** Scope To Extend (STPP)**

FREEHOLD



“Hassett House”, Hassett Street, Bedford MK40 1HA

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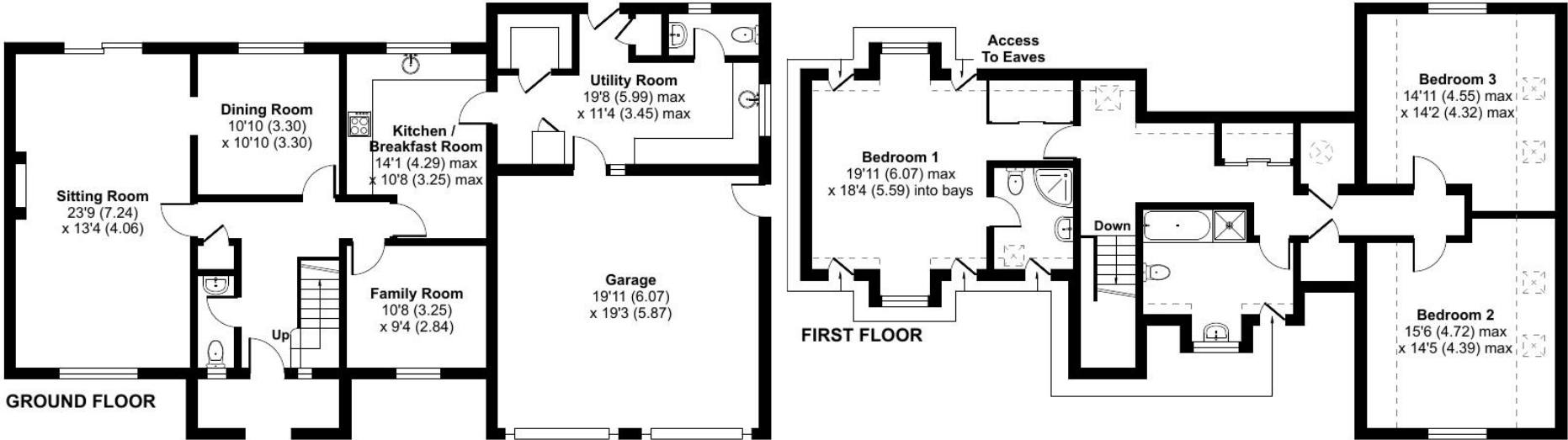
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Denotes restricted head height



Approximate Area = 1992 sq ft / 185 sq m (excludes garage)

Limited Use Area(s) = 205 sq ft / 19 sq m

Total = 2197 sq ft / 204 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2023. Produced for Taylor Brightwell. REF: 984206