



Guide Price

£875,000

Warden Road

Ickwell, SG18 9EL

- Three Spacious Double Bedrooms
- Three Reception Rooms
- Detached Family Residence
- Detached Garage with Annex Potential

- Extensive Landscaped Grounds
- Open Field-Views to Front and Rear
- Ample Off-Road Parking
- Highly Regarded Location

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## PROPERTY SUMMARY

Harvey Robinson estate agents in Biggleswade are delighted to offer for sale this immaculately presented three double bedroom spacious family residence within the highly regarded Hamlet of Ickwell in Bedfordshire. In brief, the property consists of three Reception Rooms, a Kitchen with central island, and a Utility/Boot Room to the Ground Floor. The three Bedrooms with an Ensuite to the Master Bedroom and a further family Bathroom can be found occupying the First Floor. Outside, the property sits on approximately a 1/3 of an acre (sts), surrounded by beautiful, landscaped gardens and open field views to the front and rear. With the detached over-sized Garage and separate home-office space above, there is the potential to create Annex accommodation (subject to planning). Please contact our Biggleswade estate agent offices for further information and to arrange a viewing.



## STEPPING STONES

Offered for sale is this three-bedroom detached family residence within the rarely available Hamlet of Ickwell in Bedfordshire. Originally constructed in the 1930's and extended and converted over the years, Stepping Stones offers versatile accommodation for the modern family.

Inside, you are greeted with a newly fitted Karndean flooring to the Entrance Hall leading on and into the Breakfast Room. Across the Hall is the Dining Room, with both reception rooms boasting bay windows offering views stretching across fields to the front aspect. Further accommodation to the Ground-Floor consists of a separate Lounge with French-style double doors opening onto the rear Garden, Kitchen with a central island, and a Utility/Boot Room with an external door. Upstairs, you will find three spacious double bedrooms, with a walk-in wardrobe and three-piece Ensuite facilities to the Master Bedroom, and a further four-piece luxury family bathroom with Roca roll-top bath completing the First-Floor accommodation.

Outside, the property sits on a generous-sized plot, approximately 1/3 acre (sts), with ample off-road parking on the gravel driveway accessed by the electrically operated five-bar gate, leading to the detached over-sized double Garage with electrically operated up and over garage door. The detached Garage has power and lighting and a cloakroom with a staircase to the rear leading up to a separate fully insulated 24ft in length room being currently utilised as a home-office. The home-office has power and lighting, and windows allowing natural sunlight to filter in, with views across the rear Garden and paddocks beyond. This vast space incorporating both the Garage and home-office poses potential to be fully converted into an Annex (subject to planning) for family members.

The beautifully landscaped hedgerow enclosed gardens offer views across paddocks and fields to the rear and are subdivided by thoughtful footpaths leading away from a central water feature creating tranquil seating areas around the extensive lawned formal grounds. A Koi fishpond with a raised decking area can be found towards the end of the garden, with a timber storage shed and Wendy house too. Power and water points are also present in the garden.





## LOCATION

Located on Warden Road and in a conservation area Stepping Stones within this highly regarded Hamlet is ideally situated providing a rural lifestyle with beautiful countryside walks on your doorstep and is located nearby to the well-known mature and preserved Ickwell Green and cricket club, and the Maypole where traditional festivities are held on May Day. The famed Shuttleworth Collection and Museum of vintage aircraft is close by together with the well-known Swiss Gardens, all part of Shuttleworth House and parkland. Ickwell offers pre-schooling and a lower school with secondary schooling at Biggleswade and Sandy close by.

Biggleswade town centre is located approximately 3 miles away with various shops, bars and restaurants with further brand shopping located at the Retail Park to include Marks and Spencer, on the outskirts of the town.

The A1 nearby provides access North and South and the mainline train stations at Biggleswade and Sandy provide access into London Kings Cross within 40 minutes making it ideal for the commuter.

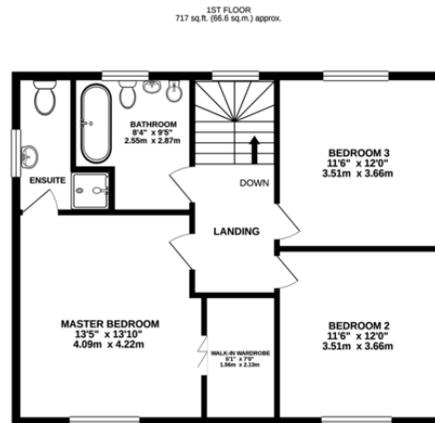
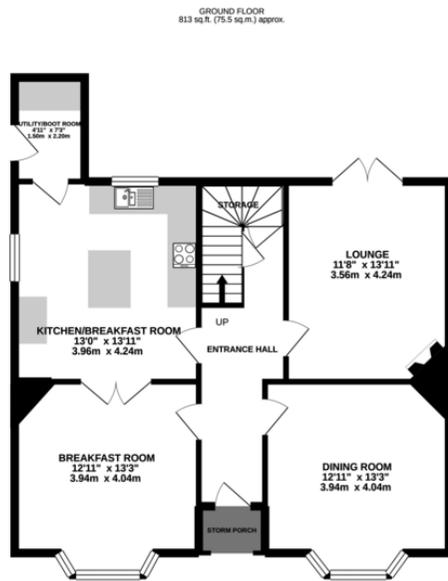
Offered in immaculate presentation and condition throughout, this home should not be missed with viewings arranged by contacting our Biggleswade estate agent offices.

## GENERAL

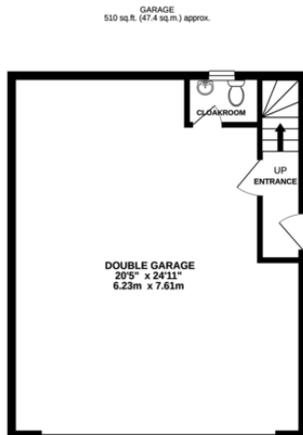
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.







TOTAL FLOOR AREA : 2347 sq.ft. (218.0 sq.m.) approx.  
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## FAQ'S

Property Originally Constructed: 1930's

Council Tax Band: E

Postcode for SatNav: SG18 8EL

Conservation Area: Yes

Rear Garden Aspect: South

Heating: Oil; new condensing boiler installed in 2020

UPVC Windows: Installed 2018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.



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