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**31 High Street, Roxton, Bedford  
MK44 3EA**



**Services (Not tested)**  
Mains electric, water & Oil Fired Heating

**Local Authority**  
Bedford Borough Council  
Tax Band E £228 per month

**Tenure**  
Freehold

**Postcode**  
MK44 3EA

**Possession**  
Vendor In Occupation

**Viewing**  
By appointment only. For further information, particulars to view please contact a member of staff at Harvey Scott.

**Mortgage Information**  
Our financial advisor will be informed of all offers made. He has vast experience in all areas of financial services including mortgages, insurance etc. The mortgage advice given is completely independent, and may well save you money and speed up the whole sales transaction.

Written quotations are available on request.

**Free valuations on request.**

- Detached Family Home
- Two Reception Rooms
- Breakfast Kitchen
- Utility & Cloakroom
- Separate Home Office
- E-Suite & Family Bathroom
- Summerhouse with Power
- Double Garage & Driveway
- Extensive Rear Garden

**£ 545,000**

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Vine Cottage is an astounding three-bedroom family home nestled in a quaint North Bedfordshire village known as Roxton. Striking in appearance this distinct, yet remarkable home is located within a heartbeat of the village's rich community and all that it has to offer, providing the perfect setting for the discerning purchaser. This deceptively spacious property occupies a generous plot with a beautifully landscaped garden and is set back behind a driveway that provides plentiful off-road parking, along with access to a double garage. On entering the property, you are welcomed by an inviting entrance hall that provides access to a stunning living room; the main focal point being an imposing open fireplace that will draw you in on those cosy winter nights. Further benefits include a separate dining room with an adjoining breakfast kitchen, utility, home office and a cloakroom. Upstairs you will discover three bedrooms with an en-suite to the master bedroom and a separate family bathroom. Accessed from the garage there is also a further room and scope for an annex subject to planning consents. Externally the property benefits from a private rear garden with a timber-built summer house that has power and a broadband connection. Internal viewings are highly recommended to appreciate the full scale and diversity this property has to offer, so please call Harvey Scott on the number provided for further information or to book a viewing.

Location

This North Bedfordshire village provides a blend of quiet and peaceful village life with local village amenities that include a church, a public house/ restaurant and a Post Office/store. Roxton CE Academy is situated on the edge of the village. Roxton is also within easy reach of the A1, 6 miles from St. Neots station that provides rail links to London Kings Cross in 38 minutes and 9 miles from Bedford, as well as rail links to St. Pancras International in 47 minutes.

Directions

Sat Nav MK44 3EA

Ground Floor

Entrance Hallway

12' 8" x 6' 6" (3.86m x 1.98m) uPVC double glazed door and window to front elevation with side with side window, ceiling light, radiator, power point, battery smoke alarm and stairs to first floor.



Living Room

22' 1" x 13' 2" (6.73m x 4.01m) uPVC double glazed windows to side elevation, 6 wall lights, picture rail, two radiators, pine flooring, imposing red brick fireplace with Oak lintel and inset grate, double power points and tv point.



Dining Room

13' 6" x 12' 8" (4.11m x 3.86m) uPVC double window to side elevation, ceiling pendant light, radiator, double power points, ceramic tiled flooring with double opening doors to the breakfast kitchen.

Home Office

8' 9" x 7' (2.67m x 2.13m) uPVC double glazed window to the side elevation, ceiling pendant light, double power point, phone point and cupboard housing oil fired central heating boiler.



Breakfast Kitchen

15' x 11' 1" (4.57m x 3.38m) Fully fitted kitchen featuring a range of wall and base units with contrasting laminate role edges counter tops. 1 ½ bowl stainless steel sink with drainer and mixer tap, 4 ring diplomat electric hob with concealed extractor hood over, double NEFF electric oven with grill, plumbing and space for a dishwasher and space for tall fridge freezer. uPVC double glazed window to rear elevation. Ceiling lights, dome shaped sky light, tiles to splash backs, double power points, continuation of ceramic tiled flooring and door to utility room.

Utility Room

15' x 4' 2" (4.57m x 1.27m) uPVC double glazed door and window providing access to rear garden, inset down lighters, wall, and base units with laminate counter tops, stainless steel sink with drainer and chrome taps, plumbing and space for a washing machine, dryer, and tall fridge freezer. Tiles to splash backs, continuation of ceramic tiled flooring, storage cupboard with uPVC double glazed window to front elevation and ceiling light and integral door to double garage.

Cloakroom

5' 7" x 3' 4" (1.70m x 1.02m) Low level lever flush WC and wash hand basin with chrome taps, uPVC double glazed window to front elevation, ceiling light, radiator, and tiled flooring.

First Floor

Landing

uPVC double glazed window to front elevation and airing cupboard with hot water tank.



Master Bedroom

14' x 12' 9" (4.27m x 3.89m) Dual aspect room with uPVC double glazed windows to rear and side elevation, x 2 ceiling pendant lights, three radiators, double power points, fitted wardrobes with mirrored sliding opening doors and door opening to en-suite.

En-Suite

5' 6" x 6' 9" (1.68m x 2.06m) Max. White suite comprising of an enclosed shower cubicle with an electric shower on a riser rail, vanity sink wash hand basin with chrome taps and back to wall lever flush WC. uPVC double glazed window to side elevation, x 2 ceiling lights, radiator, shaver point, tiled walls, and tiled flooring.



Second Bedroom

12' 3" x 13' 3" (3.73m x 4.04m) uPVC double glazed window to the side elevation, ceiling pendant light, radiator and double power points.

Third Bedroom

9' 3" x 8' 1" (2.82m x 2.46m) uPVC double glazed window to rear elevation, ceiling light, radiator, power points and loft hatch. No pull-down ladder & boarded.



Family Bathroom

6' 4" x 7' (1.93m x 2.13m) White three-piece suite comprising of a panelled bath with a thermostatic shower, chrome mixer tap, low level lever flush WC and pedestal wash hand basin with chrome taps. Dual aspect with uPVC double glazed windows to the front and side elevations, x 2 ceiling lights, shaver point, radiator, tiled walls, and tiled flooring.

External

Double Integral Garage

20' 5" x 20' 5" (6.22m x 6.22m) Two up and over doors, ceiling strip light, trip switch, double power point and wooden ladder leading up to an additional room that could be converted subject to the appropriate planning consents.

Above the garage you will also find a loft room accessed via a wooden ladder with uPVC double glazed window to the rear elevation, ceiling lights and power points.



Gardens

The front of the property is set back from the road behind a double width tarmac driveway providing access to the double garage, and an additional gravelled parking area with a flagged path leading to the front door. External light. To the rear of the property you will find an extensive garden mainly laid to lawn with flagged and block paved patio areas. The garden is also fully enclosed by timber fence panelling and has mature boarders with shrubs and flowering plants, as well as a pond. You will also find a timber summer house that has power, electric heating and an internet connection, as well as an additional timber shed. The garden also has a rear gate providing access.

Energy Efficiency Rating			
Very energy efficient	Lower running costs	Current	Potential
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		78
(55 to 68)	D	61	
(39 to 54)	E		