



Cookes Meadow, Northill, Biggleswade

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14 Cookes Meadow Northhill Biggleswade SG18 9FX

A detached new-build residence within an exclusive private development in a desirable village

Biggleswade Station 4 miles (London Kings Cross 31 mins), A1(M) (J10) 10.5 miles, London Luton Airport 21.2 miles, Cambridge 25.8 miles

Reception hall | Reception room | Snug | Sun room | Study | Kitchen | Dining area | Utility Cloakroom | Principal bedroom with suite bathroom | 3 Additional bedrooms, en suite Garden | Store room | Garage | EPC rating B

The property

14 Cookes Meadow forms part of a small collection of luxury bespoke detached homes conveniently located within the picturesque village of Northhill. The brick and tile-hung property offers over 3,300 sq. ft of attractive and light-filled accommodation across two floors and comes complete with a large private garden and an integrated garage. The airy reception hall with its turned stairway, store cupboard and thick wooden beams and floorboards opens to a 22 ft. front-facing multi-aspect reception room, a peaceful study and an adjacent cloakroom. Further is a capacious open-plan area which provides ample space for dining and entertaining, a good sized snug and a generous light-filled sun room. The kitchen comprises curved shaker-style cabinetry, integrated appliances including Neff ovens and a large island/breakfast bar with inset induction hob and wine fridge, and an adjacent utility room.

The generous first floor houses four well-sized and proportioned bedrooms, all of which enjoy the use of sleek contemporary bath/

shower rooms and elevated aspects. The second bedroom also benefits from a dedicated dressing room.

Outside

The property resides in a sizeable plot with the garden still to be completed but currently comprising a wide paved sun terrace ideal for al fresco dining. A driveway leads up to the home and to the attached garage and adjacent adaptable store room also accessible via the rear garden.

Location

The idyllic village of Northhill is set within prime Bedfordshire countryside and along with neighbouring Ickwell retains a range of historic traditions, along with a popular public house, village green and school. Around four miles to the north is the market town of Biggleswade, which offers a comprehensive range of amenities including shops, supermarkets, leisure facilities and a mainline railway station with speedy London links. Convenient road links to the city of Cambridge and further afield are easily accessible via the A1 and A1(M).

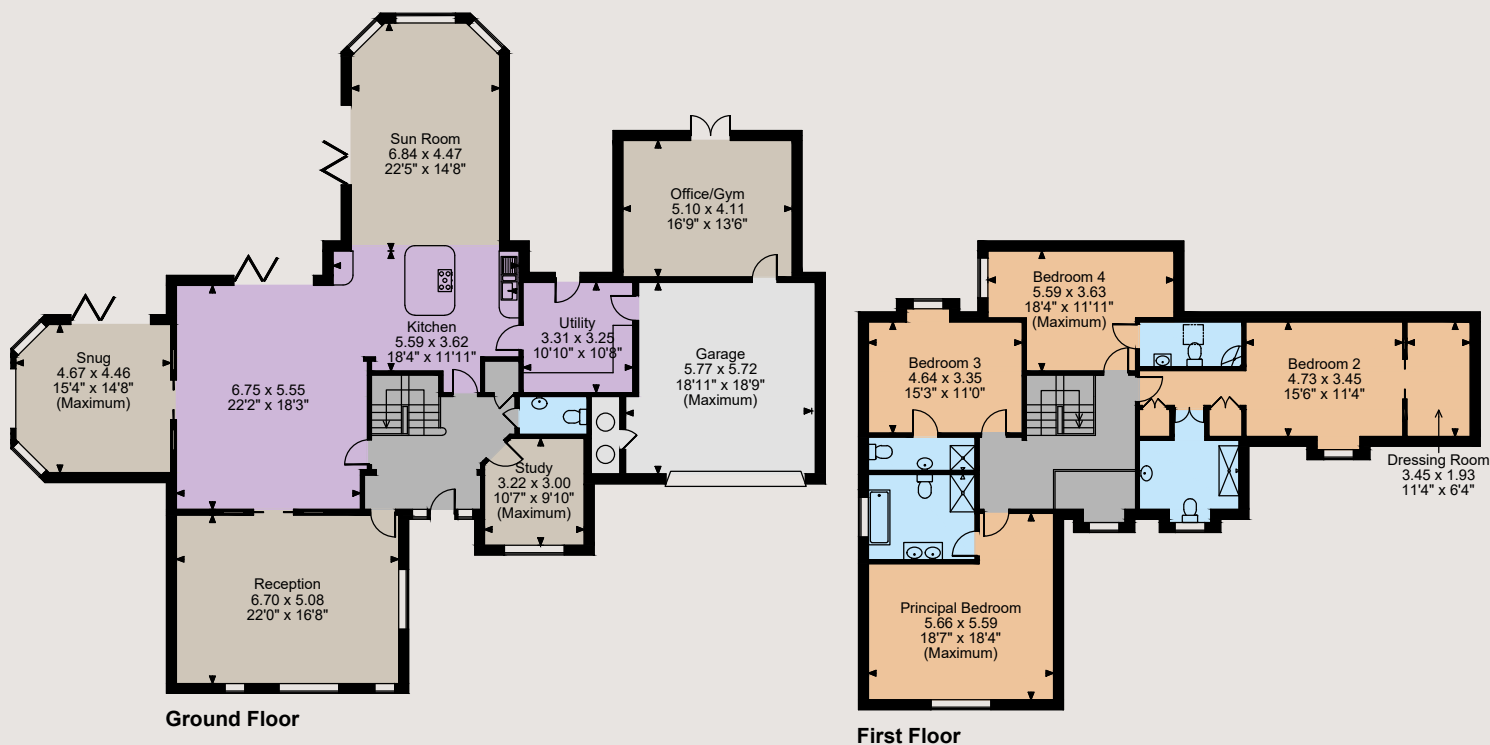
Directions

From Biggleswade head north on the A6001, going through one roundabout and taking the first exit at the next onto Hill Lane. Then take the second exit onto the B658 and the third exit onto Hitchin Road. After 0.6 miles turn left onto Ickwell Road and after proceed onto Caldecote Road. Take the right at Northhill Road and continue onto Ickwell Road and Cookes Meadow, where you will find the property.





Floorplans
House internal area 3322 sq ft (309 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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General

Local Authority: Central Bedfordshire Council.
Services: Mains electricity, water and drainage
Council Tax: TBC
Tenure: Freehold
Guide Price: £1,600,000

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Cambridge

66-68 Hills Road, Cambridge CB2 1LA

01223 459 500

cambridge@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

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