



22 Woodpecker Edge
Caddington, Bedfordshire

A very attractive and well presented family home with a beautifully landscaped garden.

An attractive family home that has been much improved by the current owners located in a no through road in a sought-after development on the fringes of a desirable village, near to local and town centre amenities, the road network and a choice of stations.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



GARDEN



FREEHOLD



EDGE OF VILLAGE



1,985 SQ FT



**GUIDE PRICE
£885,000**

The property

Set within the sought-after Caddington Woods development, 22 Woodpecker Edge is an attractive part tile-hung detached family home. It offers almost 2,000 sq ft of light-filled, flexible accommodation arranged over two floors. Configured to provide an elegant and practical living and entertaining environment, it features quality fixtures and fittings, high ceilings and neutral décor throughout together with a wealth of Fired Earth wood effect flooring across the ground floor.

The ground floor flows from a welcoming reception hall with useful storage and a modern cloakroom and briefly comprises a spacious sitting room with a front aspect bay window and a contemporary wall-mounted inset fireplace and a generous rear aspect dining room with full-height glazing incorporating French doors to the rear terrace. The dining room opens into a large rear aspect kitchen/breakfast/family room, fitted with a range of contemporary wall, base and full-height units including a central island with breakfast bar and complementary granite work surfaces and

splashbacks. The kitchen opens into a rear aspect family room with a freestanding electric woodburning stove and full-height glazing incorporating French doors to the rear terrace. A useful inter-connecting utility room, fitted with a continuation of the kitchen units and work surfaces and with a part-glazed door to the side aspect, completes the ground floor accommodation.

On the first floor the property offers a principal bedroom with front aspect bay window, fitted dressing room and a contemporary fully-tiled en suite shower room. There are three further well-proportioned double bedrooms, one with fitted storage and a fully-tiled en suite shower room, together with a modern fully-tiled family bathroom with bath and separate shower enclosure.



Outside

Set behind an area of level lawn flanked by mature shrub beds and having plenty of kerb appeal, the property is approached over a block-paved driveway providing private parking and giving access to the integral double garage. The beautifully landscaped and well-maintained enclosed garden to the rear is laid mainly to level lawn bordered by well-stocked flower and shrub beds. It features a summer house with French doors to the garden, a shed, some parterre planting, a central paved seating area and a large paved terrace accessible from the dining room and family area, part-covered by a pergola, the whole ideal for entertaining and al fresco dining.

Location

Chaul End has a community centre, play area and beauty clinic. It sits to the north of Caddington, which has a village green, churches, a community centre, pub, primary school and golf club. Luton to the east, Dunstable to the west and Harpenden all offer more comprehensive amenities. The area offers sporting and leisure facilities including leisure centres, sporting

clubs, golf courses and cycling, riding and walking in Stockwood Country Park and the Rothamsted Estate. Communications links are excellent: the M1 gives access to major regional centres, the motorway network and London, and Leagrave station (3.1 miles) offers regular services to London, with further services from Luton Parkway (5.0 miles) reaching St Pancras in around 20 minutes.

The area offers a good selection of state primary and secondary schooling including Challney High Schools for Boys and Girls (both rated Outstanding by Ofsted), together with independent schools including Al Hikmah Girls', Oakwood Primary, Claystone and Beechwood Park.

Distances

- Caddington 0.9 mile
- M1 (Junction 11) 2.3 miles
- Luton 3.4 miles
- Dunstable 3.4 miles
- London Luton Airport 5.8 miles
- Harpenden 6.9 miles
- Central London 37.2 miles

Nearby Stations

- Leagrave
- Luton
- Luton Parkway

Key Locations

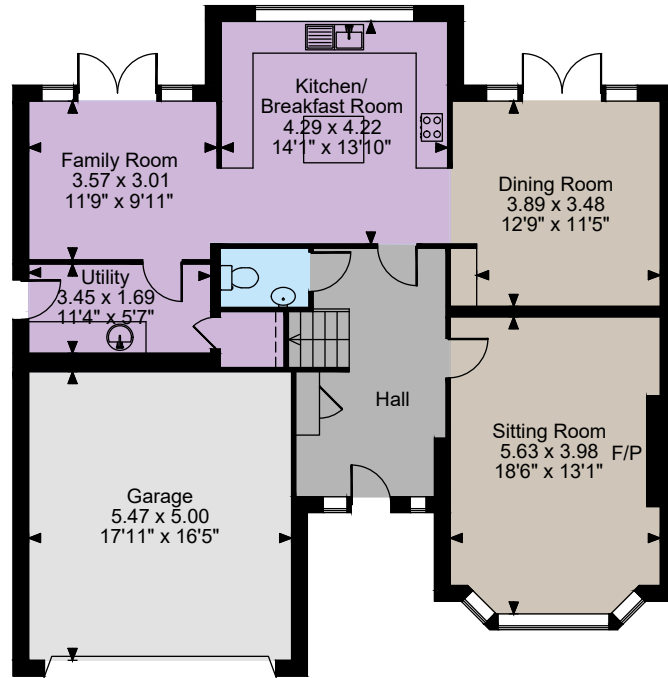
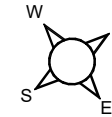
- Stockwood Country Park and Discovery Centre
- Wardown Park Museum
- St Mary's Church
- Wrest Park

- Whipsnade Zoo
- Dunstable Downs
- Hatfield House
- Knebworth House
- St Albans Cathedral
- Verulamium Museum

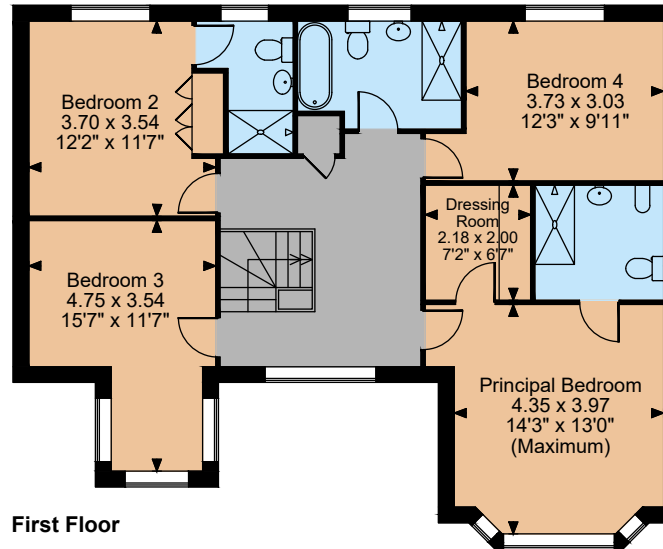
Nearby Schools

- Caddington Village School
- Downside Primary School
- St Christopher's Academy
- Foxdell Primary School
- The Stockwood Park Academy
- The Chalk Hills Academy
- Ferrars Junior School
- Maidenhall Primary School
- The Ferrars Academy
- Farley Junior Academy

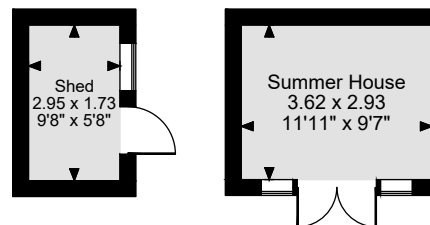




Ground Floor



First Floor



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

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8655392/TML

Floorplans

House internal area 1,985 sq ft (184 sq m)

Garage internal area 293 sq ft (27 sq m)

Outbuilding internal area 169 sq ft (16 sq m)

Total internal area 2,447 sq ft (227 sq m)

For identification purposes only.

Directions

LU1 4FL

what3words: ///What3words: start.soft.owners - brings you to the driveway

General

Local Authority: Central Bedfordshire Council

Services: All mains gas, electricity, water and drainage are connected.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: B

EPC Rating: B

Tenure: Freehold

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

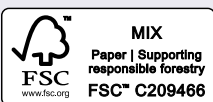
IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2025. Particulars prepared July 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Harpenden

49 High Street, Harpenden, Hertfordshire AL5 2SJ

01582 764343

harpenden@struttandparker.com
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

