

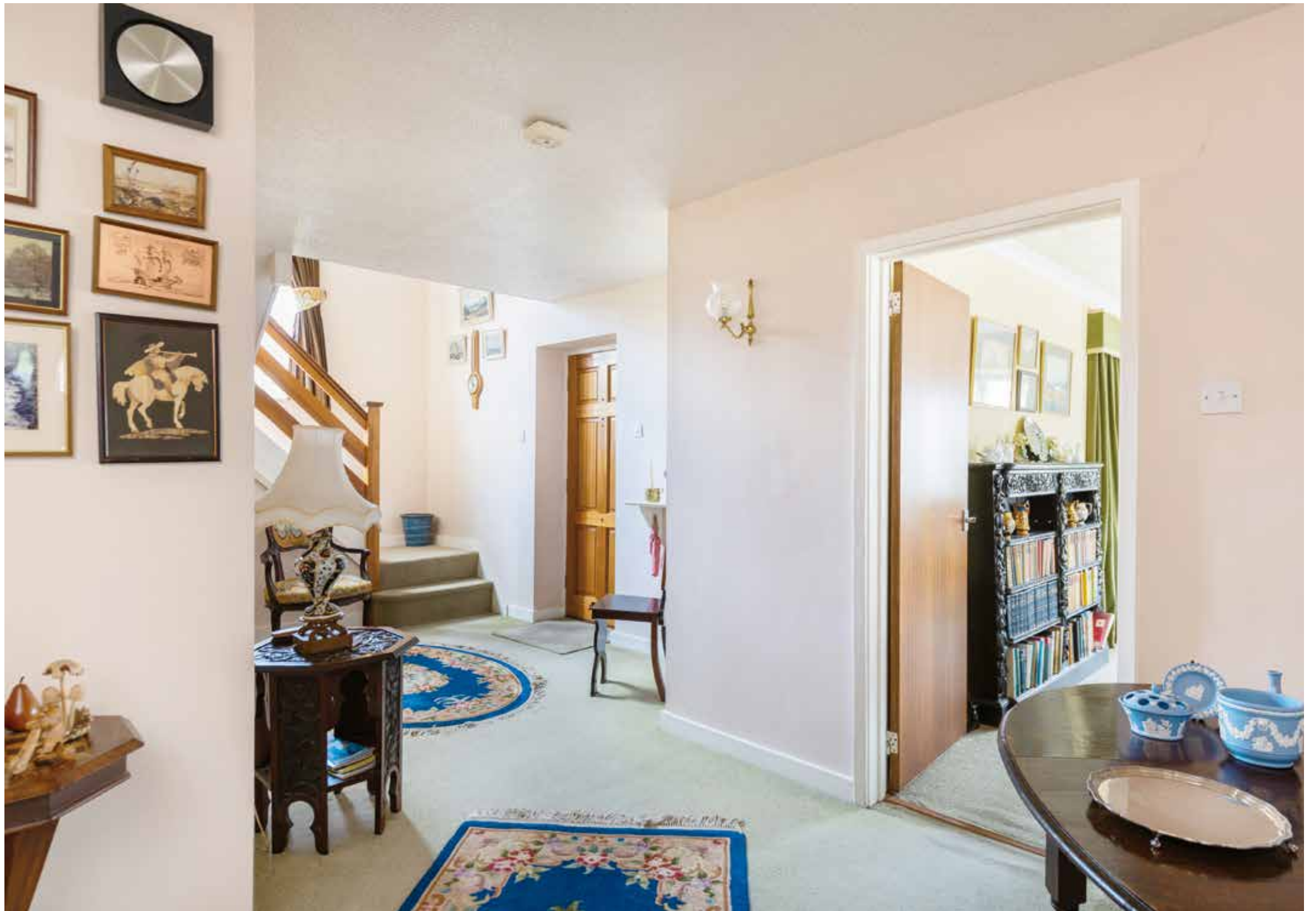


The Old School, Biggleswade Road
Upper Caldecote | Biggleswade | Bedfordshire | SG18 9BL

THE OLD SCHOOL







KEY FEATURES

Nestled in the heart of a highly sought after village and originally built in the 1850s as a school, this charming property has been expertly renovated to provide a spacious and comfortable family home.

As you step inside, you'll be greeted by a light and airy entrance hall, complete with a return staircase and a large arch window that floods the space with natural light. The triple aspect living room boasts doors that lead out to the picturesque west-facing rear garden. It's easy to imagine entertaining guests or relaxing with your family in this beautiful space, which was once the school hall.

The dining room is equally impressive, with its own set of doors that open onto the garden, and there's also a snug/office for those who need to work from home. The spacious kitchen breakfast room is perfect for casual dining and boasts a separate utility room, while a convenient cloakroom completes the ground floor.

Upstairs, you'll find four generously proportioned bedrooms, three of which are doubles. The principal bedroom benefits from an en suite, while the other bedrooms share a family bathroom.

Step outside and you'll discover a world of tranquillity in the expansive front and rear gardens. The front garden is a verdant oasis of mature trees, shrubs and planting, while the rear garden offers privacy and features a large lawn, well-stocked borders and a charming terrace with a pergola draped in a mature wisteria. There's even a vegetable garden complete with a greenhouse and espalier apple trees.

Located within easy reach of major road and rail links, including a mainline service to London, this stunning property is a rare gem that truly has it all. Book a viewing today and discover the magic of this beautiful former school turned family home.













SELLER INSIGHT

“We had been looking for our new home for many months and we were delighted to finally find this beautiful property that is full of characterful charm and interesting history. Inside was just wonderful, the garden was full of exciting potential, and we knew we’d found the right one for us,” says the owner.

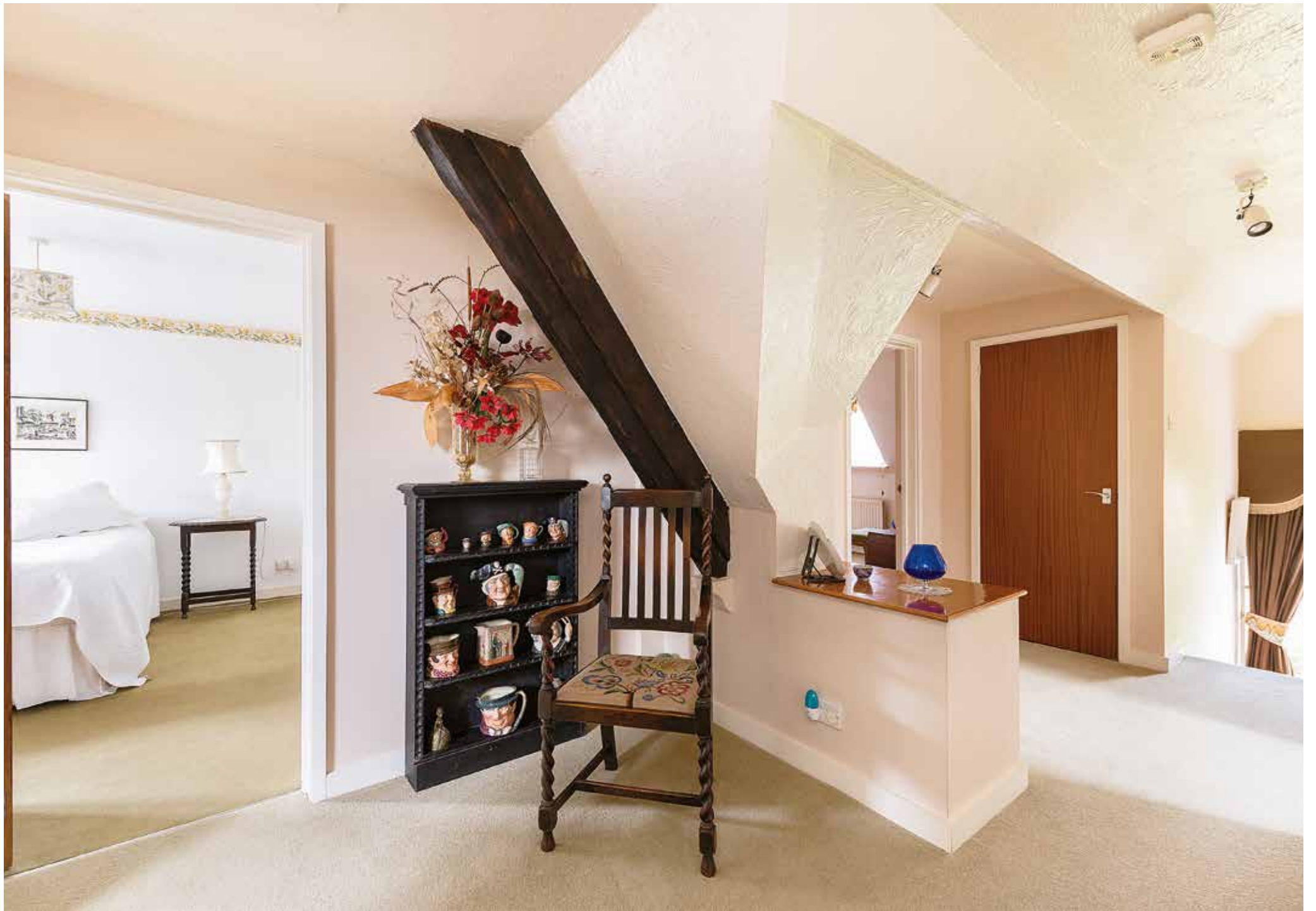
“The Old School originally served as the local church for the village until the 1860s when the new one was built. It also provided a safe haven for World War II evacuees where it was home to around 30 children, some of whom stayed on in the village where their second and third generation family members now reside. The lounge used to be the school hall but nowadays, it is a slightly more quiet and peaceful space filled with natural light that is just perfect for family gatherings.”

“Upper Caldecote is a bustling village with friendly people and all sorts of fabulous events going on, including fundraisers, sports clubs, and celebrations such as the Jubilee last year and the Coronation this year. The village is a great central point as it’s well placed for easy access to road, air, and rail facilities heading in all directions. We’re well served for shops and restaurants in the local area and there are plenty of footpaths and bridleways to explore, as well as scenic walks at the RSPB centre in Biggleswade.”

“The garden was a blank canvas when we moved in and as I’m a keen gardener, I couldn’t wait to get started to create a space that we could call our own. I put in trees, herbaceous borders, and a kitchen garden, whilst my husband extended the original patio which has proven fantastic for family gatherings. The vine covered pergola offers a shady spot to sit in summer and the wisteria is simply stunning in May.”

“The Old School has been our family home for 40 years or so and it’s been a lovely place to entertain our friends and family. It has a welcoming atmosphere that was immediately apparent from the first time we stepped inside and it still extends a warm welcome to all who come to visit. We’ve hosted all kinds of events here, including family get-togethers, coffee and cake mornings, and charity fundraising events.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















Village Information

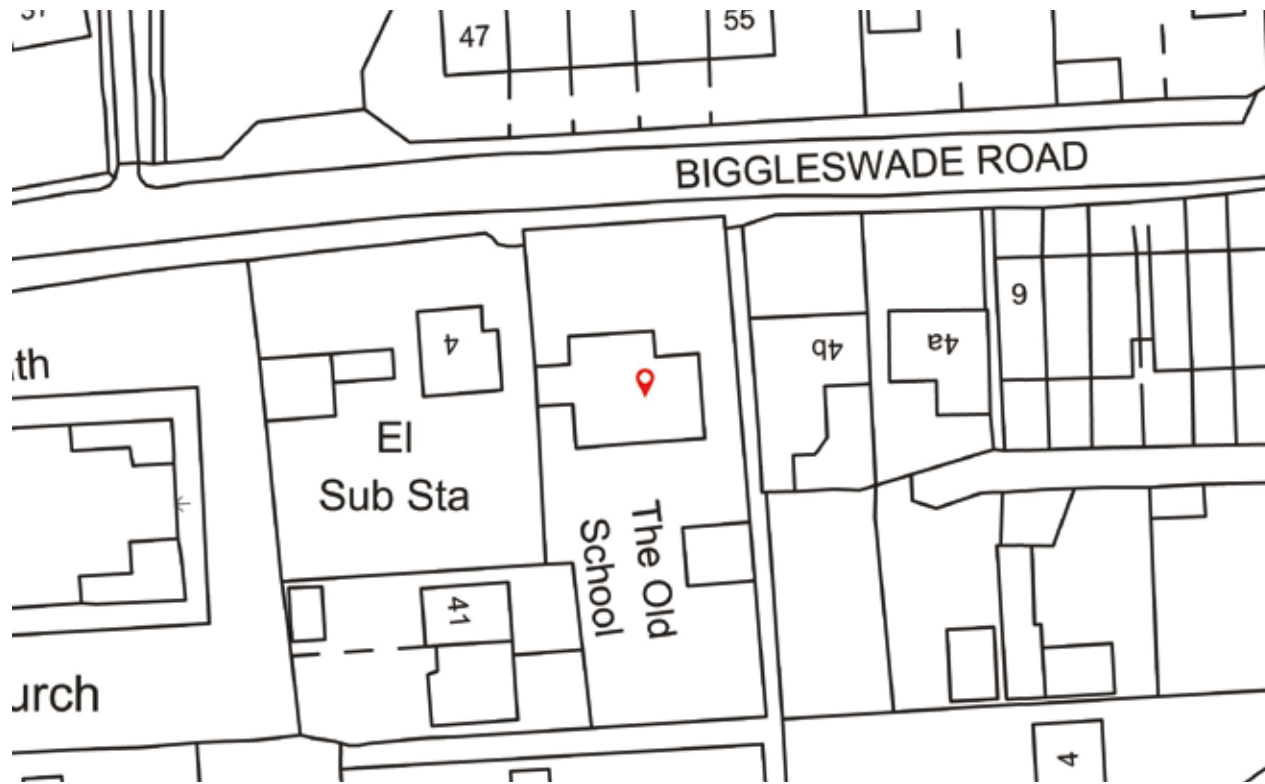
Upper Caldecote lies about 2.5 miles north-west of Biggleswade and about 10 miles south-east of Bedford. The village has two convenience stores (one with a Post Office), a farm shop, and a playing field and sports pavilion for various activities. The village landmark is the historic All Saints Church. Upper Caldecote is on Bedfordshire's Three Greens Walk, a four mile circular walk through some of the area's pretty villages. There are plenty of opportunities to explore the outdoors at the RSPB's 180-acre site at The Lodge in Sandy with its rich wildlife, managed gardens and family events and the Danish Camp Riverside Visitor Centre in Willington. The well regarded John O'Gaunt Golf club is a 10 to 15 minute drive. Nearby Biggleswade has a variety of shops, cafés, bars and restaurants and bi-weekly market. Additional brand shopping is available at the Retail Park on the outskirts of the town and it is also well served with several of the large supermarket chains.

Schools

There are day nurseries, playgroups, primary and secondary schools all within approx. two miles of the village with the nearest primary being Caldecote CofE Academy within the village and Northill and St Andrew's primary schools are nearby. The nearest secondary schools are Sandy Secondary School and Stratton Upper School in Biggleswade.

Transport

The village is perfectly located for the A603 to Bedford or Cambridge and with easy access to the A1(M) - convenient for access to Letchworth, Stevenage and Hatfield home to a variety of major employers in the area. There is a regular bus service to Biggleswade and Bedford and Biggleswade railway station, about 2.5 miles away, offers fast train services into London King's Cross in about 35 minutes.



INFORMATION

- 0.20 Acre Plot
- Former School
- Mature Gardens
- Excellent Access To London
- Four Bedrooms
- Garage & Drive

Agents Notes

Tenure: Freehold

Year Built: 1850s

EPC: E

Local Authority: Central Bedfordshire Council

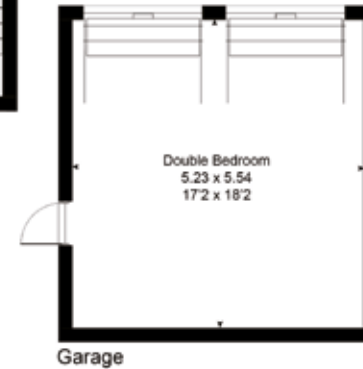
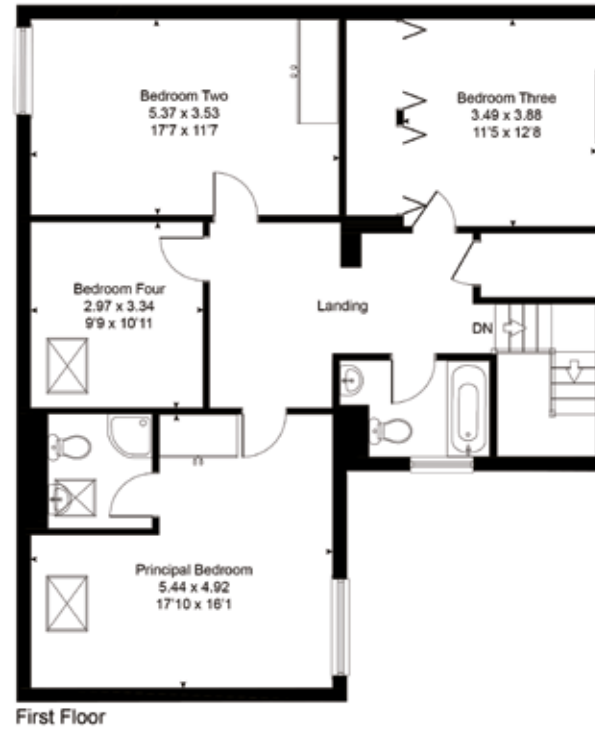
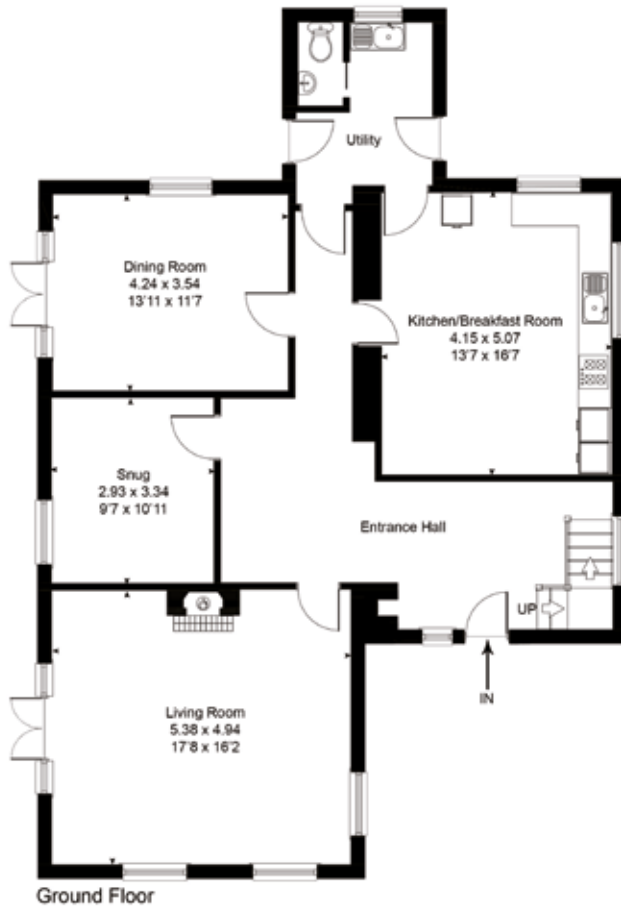
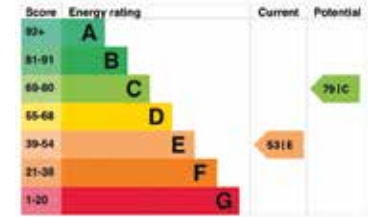
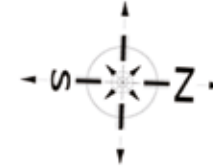
Council Tax Band: G

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We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Fine & Country or Thomas Morris Sales & Lettings.



The Old School, Upper Caldecote, Sandy SG18 9BL
 Approximate Gross Internal Area = 209 m² / 2250 ft²
 Garage = 29 m² / 312 ft²
 Total = 238 m² / 2562 ft²



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Francis Ambler Photography © 2023



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