



Saddlers
7 Swaden | Everton Road | Sandy | Bedfordshire | SG19 2DA

FINE & COUNTRY

SADDLERS







KEY FEATURES

This exceptional home seamlessly blends the finest aspects of period charm and modern living, situated on a sprawling 0.91 acre plot neighboured by woodland.

Upon entering through the double oak doors and full-height glazing, natural light floods the interior, illuminating the reception hall which features a bar and seating area, perfect for entertaining. The galleried landing above elegantly connects the old and new elements. At the heart of this residence lies the open-plan kitchen breakfast living space, enriched by oak bifold doors at both front and rear, a wood-burning stove, and a lavish kitchen. Adjacent to this, a utility room and cloakroom provide practical convenience. Within the modern extension, you'll discover a dining room and a study. Adding to the appeal are three additional reception rooms, replete with a wealth of period features, including a fireplace with a wood-burning stove in the living room.

Upstairs, the principal bedroom suite, adorned with a vaulted ceiling, boasts a balcony, an en suite, and a walk-in wardrobe. The remaining bedrooms are well-served by a family bathroom, complemented by a dressing area for bedroom five.

The property's flexible layout allows for one or two of the reception rooms to be transformed into an en suite guest bedroom, serving as an annex or private space for visitors.

Approaching the house, a sweeping gravel driveway leads to a turning circle featuring a central well, accompanied by a garage that includes an adjoining studio complete with a kitchenette, a shower room, and a storage area above. Additionally, a timber lodge equipped with heating and air conditioning can serve as an office or a hobby room. The meticulously landscaped grounds encompass a gabion retaining wall, lawns, and an expansive patio area with an outdoor kitchen and dining space. Mature woodland borders the property, ensuring privacy and seclusion.













SELLER INSIGHT

“ We both fell in love with the chocolate box property. We were blown away by its very special secluded location and wanted nothing more than to bring our wonderful growing family up at Saddlers to enjoy all that nature had to offer.

We were determined that the historic part of the original property should be retained. We plotted, planned and researched; the result being this brilliant family home in which old and new blend cleverly together. The old has its beams, and magical inglenook, integrated with convenience, luxury and comforts. Our main living space contains zones for cooking, dining and relaxing, it is perfect for day to day living, whilst being great for entertaining groups of friends and family. The old and new do come into their own at Christmas when the fire is aglow, beams are adorned, and everyone drifts from area to area.”

“Our large garden is mainly laid to lawn, with its backdrop of mature woodland, adding to its attraction. Our children and their friends have spent many happy hours here, playing safely and it does become an idyllic area for al fresco dining and sociable BBQs. In addition, the paddock has enabled the family pony to be close.”

“Schools are very close by, and there is transport to an excellent choice of independent schools within easy reach. The local town has good amenities, not least of which is its excellent baker’s shop and, nearby there is a first class farm shop. There are lots of excellent walks direct from the house and the adjacent Sandhills features a hill top Roman fort. The RSPB headquarters is also very close, and we enjoy walks around its trails. A little further away, but easy to reach, is Cambridge for wonderful shopping, architecture, and museums. The road and rail networks are excellent, and it is so convenient to hop on the train into London.”

“We are extremely proud the property and how we have managed to combine old and new together and blend the property comfortably into its surroundings. We have enjoyed extremely happy family times here including hosting many garden parties and even hosting our children’s joint christening on a fabulous summer day with marquees in the grounds. We wish its new owners much happiness.”*

*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

Sandy is a small market town in Bedfordshire on the winding River Ivel, once the home of a Roman Settlement, many artefacts and treasures now on display in the town's Council Offices. The oldest and most interesting buildings are located along the High Street and of the most unusual buildings is the mock Tudor Town Hall. The town offers all the day-to-day amenities such as GP and dental surgeries, cafés, restaurants and pubs and a Tesco Superstore on the edge of town. There is a variety of sports clubs, gyms and a sports centre and the John O'Gaunt Golf Club is just a few miles away. Sandy is probably best known as the headquarters of the RSPB with 'The Sandy Hills' woodland, parkland and the 'Greensand Ridge Walk' running through the town there are plenty of delightful walks and interesting wildlife to explore.

Transport

Sandy is conveniently located just off the A1(M) which provides fast road access to Stevenage and London to the South and Peterborough to the North. The A1 also links into the M25 and A14 providing easy access to the wider national motorway network. Sandy also has its own mainline rail station which provides regular services into London King's Cross/St Pancras in 40 minutes and to Peterborough and to the North. This house is located just under 5 minute walk from Sandy Train Station.

Education

There are several day nurseries/pre-schools within Sandy and four well-regarded primary schools. Sandy Secondary School offers education for students aged 11 to 18. Kimbolton School, a well-regarded independent co-educational school, provides the full spectrum of education from age 4 to 18 and is about 25 minutes' drive away.

INFORMATION



- Extensive Living Space
- Period Features
- 0.91 Acre Plot
- Outbuildings Including Home Office
- Great Access To London
- Private Plot

Agents Notes

Tenure: Freehold

Year Built: 1600's - extended 2012

EPC: Exempt - Grade II

Local Authority: Central Bedfordshire Council

Council Tax Band: G

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Saddlers, 7 Swadden, Sandy SG19 2DA
 Approximate Gross Internal Area = 321 m² / 3455 ft²
 Garage = 73 m² / 785 ft²
 Office = 13 m² / 140 ft²
 Total = 407 m² / 4380 ft²

 = Reduced headroom below 1.5m / 5'0"



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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