



**School Lane, Roxton, Bedford, MK44 3DR**  
**Price £695,000 Freehold**



**NEW YEAR NEW HOME!**  
**Ready to move in early 2026?**

A Luxury brand new 4 bedroom detached house situated in this exclusive development within the sought after village of Roxton. This superb house comes with an extensive specification list including air source heat pumps and Luxury flooring provided throughout.

The well planned family accommodation includes a generous entrance hall, guest cloakroom, Living Room and separate Dining Room/Family Room, a stunning kitchen/dining with french doors leading to the rear garden and a useful utility. On the first floor there are 4 generous bedrooms, the master and guest bedrooms both with a luxury en suite, and a high specification family bathroom.

The Sherringham comes with 3 surface parking spaces and a single detached garage as well as a generous landscaped rear garden.

**Entrance hall**

**Living Room**

24'10 x 12'1 (7.57m x 3.68m)

**Kitchen**

12'2 x 9'9 (3.71m x 2.97m)

**Breakfast/Family Room**

12'2 x 11'3 (3.71m x 3.43m)

**Dining Room**

12'2 x 11'8 (3.71m x 3.56m)

**Utility Room**

**WC**

**First Floor Landing**

**Bedroom 1**

13'6 x 12'1 (4.11m x 3.68m)

**Ensuite**

**Bedroom 2**

12'7 x 12'3 (3.84m x 3.73m)  
Council Tax:

**Ensuite**

**Bedroom 3**

12'2 x 9'1 (3.71m x 2.77m)

**Bedroom 4**

11'7 x 9'2 (3.53m x 2.79m)

**Bathroom**

**Enclosed Rear Garden**

**Single Garage**

**Roxton**

Roxton is a pretty and well served village, offering a local pub, village shop, and popular garden centre just a short walk away. Commuters are well catered for, with Bedford and St Neots railway stations just a 10 minute drive, providing direct links to London as well a new links to Cambridge are already in progress!

**Service charge**

£355 per annum



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Maximum	Current	Maximum
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales ECU Directive 2002/91/EC		England & Wales ECU Directive 2002/91/EC	

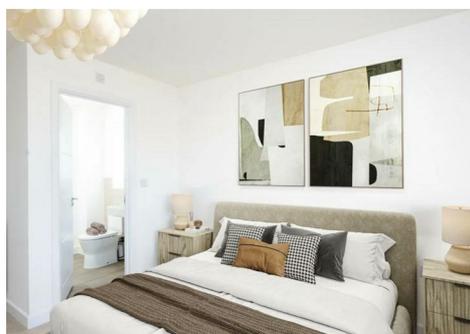


Ground Floor



First Floor

These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2026.



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