



# Heron Lodge, Church Walk, Harrold, Bedford

Guide Price £600,000

4 bedroom detached house for sale

## Description

Nestled down a private walk in one of North Bedfordshire's most sought after Villages is Heron Lodge, a beautiful, contemporary modern home occupying a 0.10-acre plot with views over an untouched meadow beside the River Ouse.

Originally constructed by the previous owners to a high standard with energy efficiency and environmental sustainability in mind to minimise its carbon footprint. There is electric underfloor heating, with each room remotely controlled and with sustainability in mind. The property also generates its own electrical power through discrete photovoltaic tiles incorporated in the slate roof.

The versatile accommodation is arranged over two floors. The ground floor comprises an entrance hallway, a Study, an open plan Kitchen/Living /Dining Room with French doors onto the rear garden, a ground floor bedroom, and a shower room complete the floor.

The first floor has a split level landing with one side leading to a good-sized Bedroom and another decent double bedroom and the showpiece, a super master suite with its own walk-in dressing area, Juliet balcony and en suite bathroom.

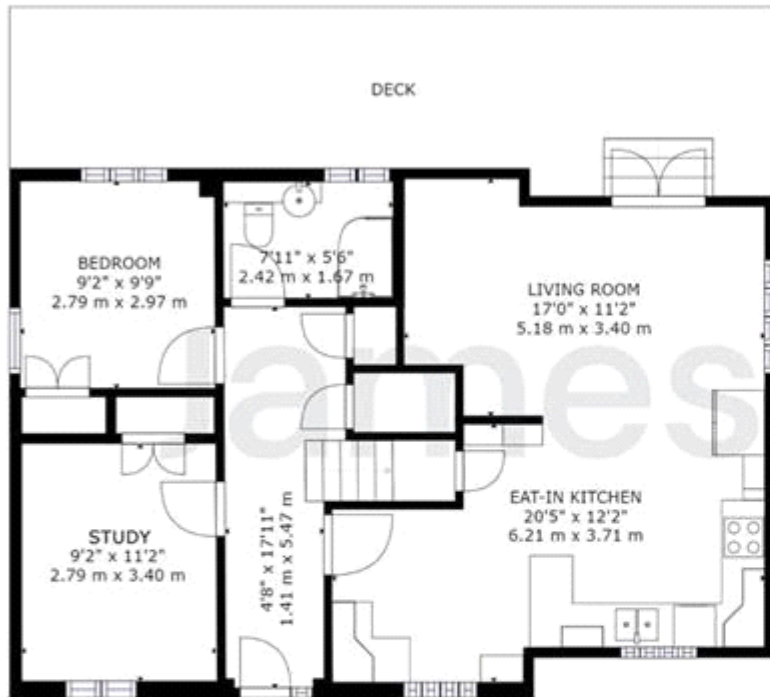
The frontage is a large off-road parking area with space for numerous cars with a generous side and rear gardens.

Located approx 9 miles Northwest of Bedford, Harrold offers many local amenities, including a very popular Middle School with the added attraction of being located within the Sharnbrook Upper School catchment area.

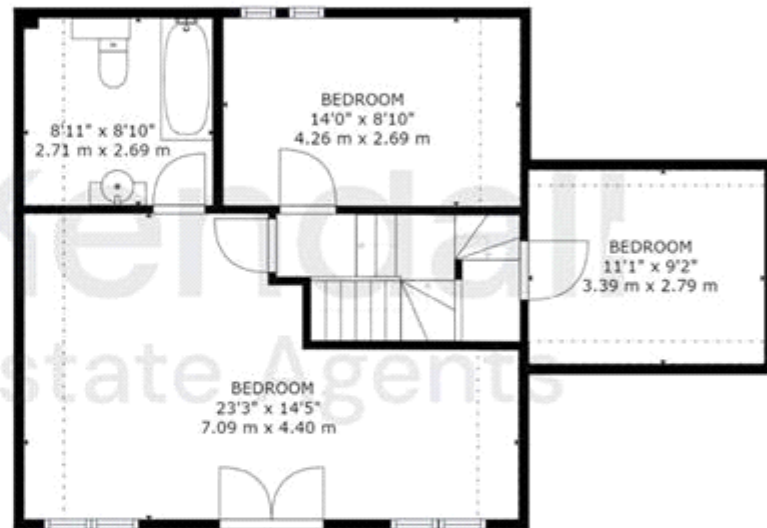
Harrold also has its own village shops and Public House/restaurants and is home to Harrold Country Park.

## Tenure





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 795 sq. ft./74 m<sup>2</sup>, FLOOR 2: 561 sq. ft./52 m<sup>2</sup>  
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 95 sq. ft./9 m<sup>2</sup>  
 TOTAL: 1357 sq. ft./126 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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