



Kinsbourne Bungalow is an exceptional country home offering an impressive combination of space, privacy and versatility in a wonderfully secluded rural setting.

Tucked away within Bury End, Stagsden, the home feels wonderfully removed from the pace of everyday life, yet Bedford, its mainline station, extensive amenities and renowned independent schools are approximately 10–15 minutes away.

A rare opportunity to acquire a substantial and highly adaptable country home where space, privacy and freedom define the lifestyle.

Predominantly arranged across one level, the accommodation is extensive, with five double bedrooms, three bath/shower rooms, generous reception spaces and an impressive kitchen designed to connect beautifully with the gardens.

Outside is where the lifestyle really comes into its own. Wraparound gardens are complemented by a mature fruit orchard and substantial paddock, with the entire plot extending to just under four acres and open countryside providing the backdrop to both the front and rear.

A further dimension is provided by the substantial ancillary accommodation. A large double garage, currently used as a gym, cinema room and exceptional studio above offer enormous flexibility for leisure, home working or creative pursuits, with longer-term potential for alternative uses, subject to the necessary consents.

The current owners have also invested heavily in improving and modernising the property, both aesthetically and practically.

Reception Room

The sense of space is apparent from the moment you arrive. A broad and particularly welcoming reception hall creates an impressive introduction to the home, with a contemporary composite entrance door framed by generous picture windows allowing natural light to flood the space. A further large window reinforces the bright, open feel.

More than simply an entrance hall, this is the central point from which the accommodation naturally unfolds.

Kitchen

A subtle change in level leads from the reception hall into the impressive kitchen, a beautifully proportioned space that the current owners deliberately relocated to this part of the house to capitalise on its light, outlook and relationship with the gardens.

Three substantial windows provide views across the surrounding grounds, while a wide set of bi-folding doors opens directly onto the adjoining patio. During the warmer months, the distinction between house and garden almost disappears, creating a wonderful setting for entertaining, long lunches or simply enjoying the peace and privacy of the surroundings.

An unusually high ceiling adds another dimension to the room, creating an impressive sense of volume and grandeur and making this much more than simply a functional kitchen. It is a natural gathering point for the house and a space designed around the way the property and its grounds are intended to be enjoyed.

Principal Sitting Room

Striking Crittall-style French doors provide an elegant entrance into the principal sitting room, immediately giving the space a sense of occasion.

Generous proportions allow for substantial furniture without compromising the feeling of openness, while the relationship with the adjoining accommodation presents an exciting opportunity to create an expansive sitting and dining arrangement. Open the spaces to one another and the result is an impressive entertaining area capable of accommodating both larger gatherings and relaxed everyday

family life.

Despite its scale, the room retains an inviting quality, something that runs throughout the house, where generous accommodation has been balanced with spaces that remain genuinely comfortable to live in.

Bedrooms and Bathrooms

Five double bedrooms provide an impressive level of sleeping accommodation within the principal house, complemented by a family bathroom and two separate shower rooms. What makes the layout particularly interesting, however, is that almost the entirety of the principal accommodation is arranged across one level.

Consequently, these rooms need not be defined solely as bedrooms. Depending upon the requirements of the next owner, the configuration could incorporate additional reception rooms, dedicated home offices, guest suites, hobby rooms or quieter spaces away from the principal living accommodation.

Second Sitting Room / Snug

Alongside the principal sitting room is a more intimate reception space, providing an important contrast to the larger entertaining areas.

Perfect as a snug or family room, it could just as readily become a reading room, television room or informal retreat. Its position within the house also makes it an important link to another particularly interesting element of the accommodation.

From here, a rear hall connects the study, laundry room and shower room before continuing towards the cinema room, substantial double garage and the remarkable studio above.

The Studio Wing / Annexe

It is here that the versatility of the property becomes particularly compelling. The cinema room, substantial double garage and exceptional studio above collectively create an amount of ancillary space rarely found. The studio itself has previously been used for yoga classes and offers an extraordinary amount of adaptable space for those working from home, running a business, pursuing creative interests or simply wanting dedicated leisure space away from the principal living areas.

More significantly, this section of the property present exciting possibilities for the future. Subject to the relevant permissions and consents, there is clear potential to explore the creation of a substantial independent annexe, which could be ideal for multigenerational families, those with grown-up children, or relatives who visit for extended periods.

Gardens & Driveway

The gardens wrap beautifully around the house, creating an established and wonderfully private setting that allows the property to be enjoyed from every aspect. Generous areas provide ample space for children and family life.

The existing driveway provides parking for several vehicles together with access to the substantial double garage. Importantly, the scale of the surrounding grounds means there is clear scope to extend the parking provision if desired.

Orchard & Paddock

Perhaps one of the most compelling aspects of this remarkable home is the land that surrounds it. Beyond the established gardens you'll find a delightful orchard to one side, while to the rear, a substantial paddock stretches towards the open countryside beyond.

Both the orchard and paddock can be independently accessed through a gated entrance to the side of the main dwelling, with the paddock also connecting directly with the principal garden. This practical arrangement allows each area of the grounds to retain its own identity and, with the paddock immediately adjoining the home, creates genuine appeal for those with equestrian interests or aspirations to keep animals, subject to any necessary consents.

Location & Setting

Occupying an exceptional rural position, tucked away towards the far end of a quiet country lane and surrounded by open fields is what makes this properties setting feel wonderfully removed from everyday life. With far-reaching countryside views to both the front and rear, it enjoys a genuine sense of seclusion and openness.

Yet for all its rural appeal, the property is far from isolated. Bedford is readily accessible and provides an excellent range of shopping, leisure and dining facilities together with mainline rail services. The area is particularly well regarded for independent education, with Bedford School, Bedford Modern School and Pilgrims Pre-Preparatory School amongst the established choices within Bedford.

Closer to home, the surrounding villages help retain that all-important sense of community and everyday convenience. Bromham provides useful local amenities including shops and traditional village pubs, while picturesque Biddenham sits within a loop of the River Great Ouse.

It is this balance that makes the setting particularly special: a home where countryside, land, privacy and far-reaching views define everyday life, without having to sacrifice the schools, amenities and connections of a thriving county town nearby.

Extensively Improved

The current owners have invested heavily in improving and modernising the property, with considerable attention given not only to its presentation, but also to the fabric and efficiency of the home.

Improvements include upgraded windows and doors throughout the main house, contemporary-standard loft insulation, cavity wall insulation and upgraded hot and cold water tanks. The loft has also been boarded, while external works have included repointing and attention to the ridge tiles.

Internally, the kitchen has been relocated and comprehensively upgraded to create a much stronger connection with the gardens, while two bathrooms and the utility room have been refurbished and the house redecorated throughout.

Solar technology provides a further benefit, with the current owners receiving approximately £100 per month from EDF for electricity

generation, while the iFlow system can provide hot water from solar energy during sunnier periods.

The result is a home that has benefited from significant investment, both aesthetically and practically, creating a considerably improved and highly versatile country home.

The Appeal of Kinsbourne Bunglalow

What makes Kinsbourne Bungalow particularly special is the freedom it offers. This is a home with room to evolve around its owners, whether accommodating a growing family, changing lifestyles or simply providing the luxury of having more space.

Far-reaching views, abundant wildlife and a wonderfully peaceful rural position create a genuine sense of escape, while the flexibility of the house and grounds ensures the property is as practical as it is appealing.

Above all, Kinsbourne Bungalow offers something increasingly difficult to find — space to live differently, the privacy to enjoy it and a setting that makes both feel rather special.

AI Images

Some images may have been digitally enhanced for marketing purposes. The property layout and features remain unchanged.

Viewing

All viewings are strictly by appointment through Bradshaws.

Disclaimer

These particulars have been prepared in good faith and are intended as a general guide only. They do not constitute part of an offer or contract. No survey of the property has been undertaken and no responsibility is taken for the condition of the structure, fixtures, fittings or services. Any heating systems, electrical installations or appliances have not been tested. All measurements are approximate.

Council Tax Band: E
EPC Rating: