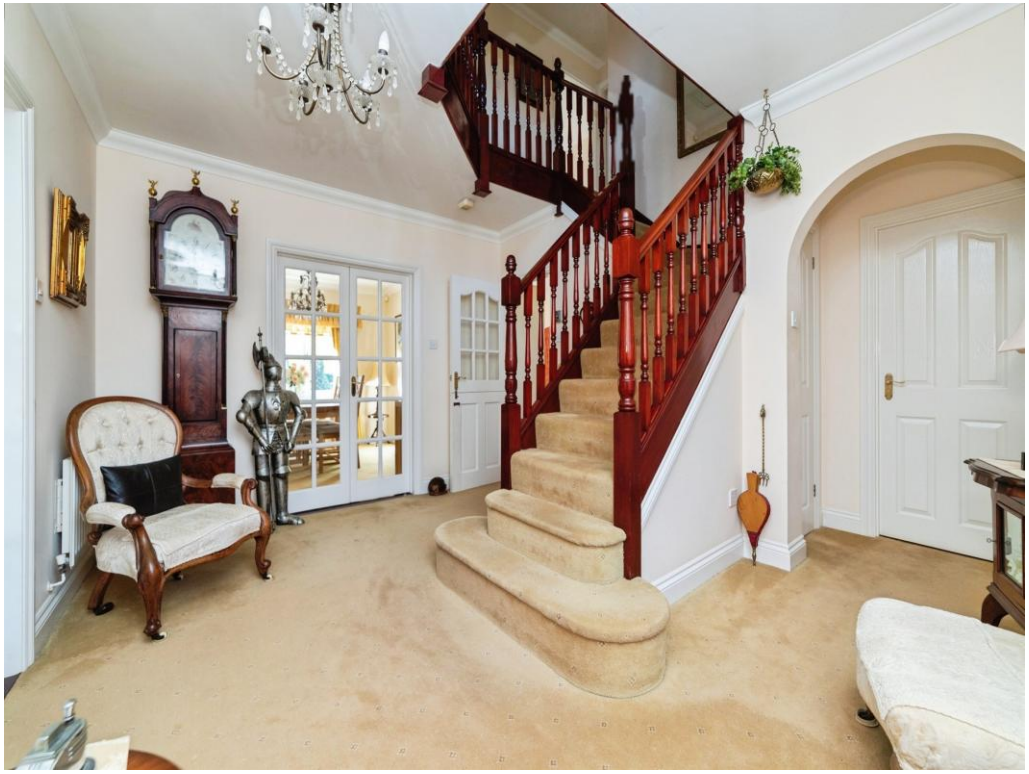


Connells

Mill Meadow,
Langford, Biggleswade.

Mill Meadow,
Langford, Biggleswade, SG18 9UR.

For sale
£1,150,000







Property Description

Situated on the edge of the highly regarded village of Langford in Central Bedfordshire, Mill Meadow enjoys the best of both worlds: a peaceful countryside setting surrounded by open fields, together with convenient access to local amenities, nearby towns and excellent transport connections.

Langford has a welcoming village atmosphere and offers a range of everyday amenities, including a village shop, public house, primary school and local sports facilities. Its friendly community feel and relaxed pace of life make it an appealing choice for families, professionals and anyone looking to enjoy a little more space and a closer connection to the outdoors.

The surrounding countryside provides plenty of opportunities to enjoy fresh air and outdoor pursuits, with scenic walking and cycling routes following the nearby River Ivel and winding through the surrounding farmland. Whether enjoying a leisurely weekend walk, exploring the local landscape or simply appreciating the peace and quiet, there is plenty to enjoy right on the doorstep.

For a wider selection of shopping, dining and leisure facilities, the nearby market town of Biggleswade is just a short drive away. Here, residents can enjoy supermarkets, independent shops, cafés and restaurants, alongside a mainline railway station offering regular services to London St Pancras.

Key Features

- A Wonderful Riverside Detached 5 Bedroom Family Home in a Truly Special Setting.
- Beautiful riverside setting with a private, south-westerly facing garden and uninterrupted views across the river to open fields and the historic mill.
- Spacious and flexible living accommodation including multiple reception rooms, a well-appointed kitchen, breakfast room, family room, and separate study.
- Two principal en-suite bedrooms with fitted storage, including an impressive principal suite with a walk-in wardrobe and air conditioning.
- Extensive landscaped gardens featuring a generous paved terrace, greenhouse and a peaceful riverside seating area name as the 'Lower-Terrace' by vendor and overlooks the mill.
- Ample off-road parking and double garage approached via an extensive block-paved driveway.
- Excellent potential for future enhancement with scope to extend, reconfigure or convert existing spaces, subject to planning permission.
- Modern practical benefits including solar panels, CCTV, a fitted alarm system and air conditioning in selected rooms.

Explore The Interior

From the moment you step inside, this substantial family home offers a wonderful sense of space and possibility. A spacious entrance hall provides a warm welcome, leading through to a selection of well-proportioned reception rooms, each offering its own character and flexibility.

The generous living room provides a lovely place to unwind with family or entertain friends, while the separate dining room offers an inviting setting for special occasions and relaxed gatherings alike. At the heart of the home, the well-appointed kitchen connects with a breakfast room and adjoining family room, creating a sociable and practical space where everyday family life can naturally unfold.

For those working from home, a separate study provides a peaceful and dedicated workspace. A useful utility room and cloakroom add to the everyday convenience, while the integral double garage offers further practicality and storage.

Upstairs, the first floor is home to five well-proportioned bedrooms, providing comfortable and flexible accommodation for family members and visiting guests. The impressive principal bedroom suite features a walk-in wardrobe, air conditioning and a private en-suite bathroom, creating a relaxing retreat at the end of the day. The second bedroom also benefits from fitted wardrobes, en-suite facilities and air conditioning, making it ideal for older children or guests.

Three further bedrooms are served by a contemporary family bathroom, offering plenty of room for a growing family. Air conditioning is also installed in the living room, dining/snug room and both principal bedroom suites, helping to maintain comfort throughout the seasons.

With its generous proportions, versatile layout, and scope to adapt and enhance over time, this is a home that offers both immediate comfort and the exciting opportunity to create something truly personal for years to come.

Explore The Exterior

One of the most special features of this property is its beautiful garden, which enjoys a peaceful riverside setting and has been thoughtfully landscaped to provide a wonderful balance of open space, established planting and inviting places to sit and relax.

Immediately adjoining the house, a substantial paved terrace creates the perfect spot for al fresco dining, summer entertaining or simply enjoying a morning coffee in the fresh air. A bespoke timber storage shed is discreetly positioned along the side of the property, providing useful additional storage, while a greenhouse offers a lovely space for gardening enthusiasts to indulge their passion.

The south-westerly facing garden is predominantly laid to lawn, framed by mature trees, established planting and carefully tended borders that provide colour and interest throughout the year. Its sunny aspect makes it an ideal setting for family life, outdoor entertaining and enjoying the changing seasons.

At the far end of the garden, the current owners have created what they affectionately call the 'Lower Terrace' - a peaceful riverside seating area that makes the most of the property's truly special outlook. From here, uninterrupted views stretch across the river towards open fields and the historic mill, creating a wonderfully tranquil backdrop in which to relax, unwind and enjoy the surrounding countryside.

Adding to the property's unique appeal, the boundary extends to the centre of the river, and the owners have permission to pump water directly from the river for garden use. The seller also holds written confirmation from the Environment Agency regarding the property's flood risk status, offering additional reassurance for prospective purchasers.

To the front, an extensive block-paved driveway provides ample off-road parking for numerous vehicles, complemented by a neatly maintained lawn and established planting. The integral double garage completes the external accommodation, providing further parking, storage or practical workspace options.







Ground Floor



First Floor

Total floor area 254.3 m² (2,737 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





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T 01462 685 271
E letchworth@connells.co.uk

6 Station Parade
LETCHWORTH SG6 3AR

EPC Rating: C

Council Tax Band: G

Tenure: Freehold

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