

Connells

Sanibel Westfield Road
Wyboston Bedford

Sanibel Westfield Road
Wyboston Bedford MK44 3AY

for sale
£850,000







Property Description

Step inside this impressive detached home and you'll find spacious, versatile accommodation perfectly suited to modern family living. The property offers well-proportioned reception rooms, ideal for everyday life and entertaining, together with five comfortable bedrooms providing ample space for growing families.

A standout feature is the self-contained annexe, offering flexibility for extended family, independent living, guest accommodation or potential income opportunities (subject to any necessary permissions). The annexe has its own private entrance and includes a bedroom, shower room and open-plan living area with kitchenette. An internal connecting door allows it to function independently or as part of the main home.

Set within approximately 4 acres (STS), the grounds are ideal for equestrian use or a smallholding lifestyle. The land is divided into paddocks with post-and-rail fencing and mains electric. Equestrian facilities include a manège, stables and useful outbuildings. Agricultural water points throughout the paddocks provide practicality for horses and livestock.

The gardens are mainly laid to lawn, creating an attractive outdoor space for relaxing, entertaining and enjoying the countryside setting.

Situated on the sought-after Westfield Road in Wyboston, this exceptional property offers a rare opportunity to acquire a substantial family home with extensive grounds, excellent equestrian facilities and flexible annexe accommodation. OFFERED CHAIN FREE

Ground Floor

Entrance Hall

Cloakroom

Study

Living Room

Dining Room

Kitchen

Utility Room

Kitchen/Living Area

Bedroom Two

Ensuite

First Floor

Landing

Bedroom One

Ensuite

Bedroom Two

Bedroom Three

Bedroom Four

Study

Loft Space

Bathroom

External

Three Outbuildings

Store

Shop

Stable

Three Workshops

Two Storage Rooms

Agents Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.



















Ground Floor **First Floor** **Outbuilding**

Total floor area 263.3 m² (2,834 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

Connells

To view this property please contact Connells on

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42 Allhallows
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EPC Rating: D

Council Tax Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/BED313411

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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