

12 Wooding Close, Houghton Conquest

Bedford

Offers Over £1,250,000

12 Wooding Close

Houghton Conquest, Bedford

Council Tax band: G

Tenure: Freehold

- Oak frame detached home built by the current owners in 2020, 3,858 sq ft in total
- Solar panels with Tesla Powerwall, air source heat pump and MVHR
- EPC rating A (98), with reported annual utility costs of £1,200 to £1,500
- Kitchen/dining/family room approaching 30 ft, with vaulted oak gable, bi-fold doors and wood burner
- Four double bedrooms, two with en suites, plus a family bathroom with freestanding bath
- Principal bedroom with private balcony, fitted wardrobes and air conditioning
- Self contained 483 sq ft annexe with shower room above the double garage
- Private south east facing garden with gazebo and outdoor kitchen
- Double garage, car port, insulated workshop and EV charging point
- No onward chain


















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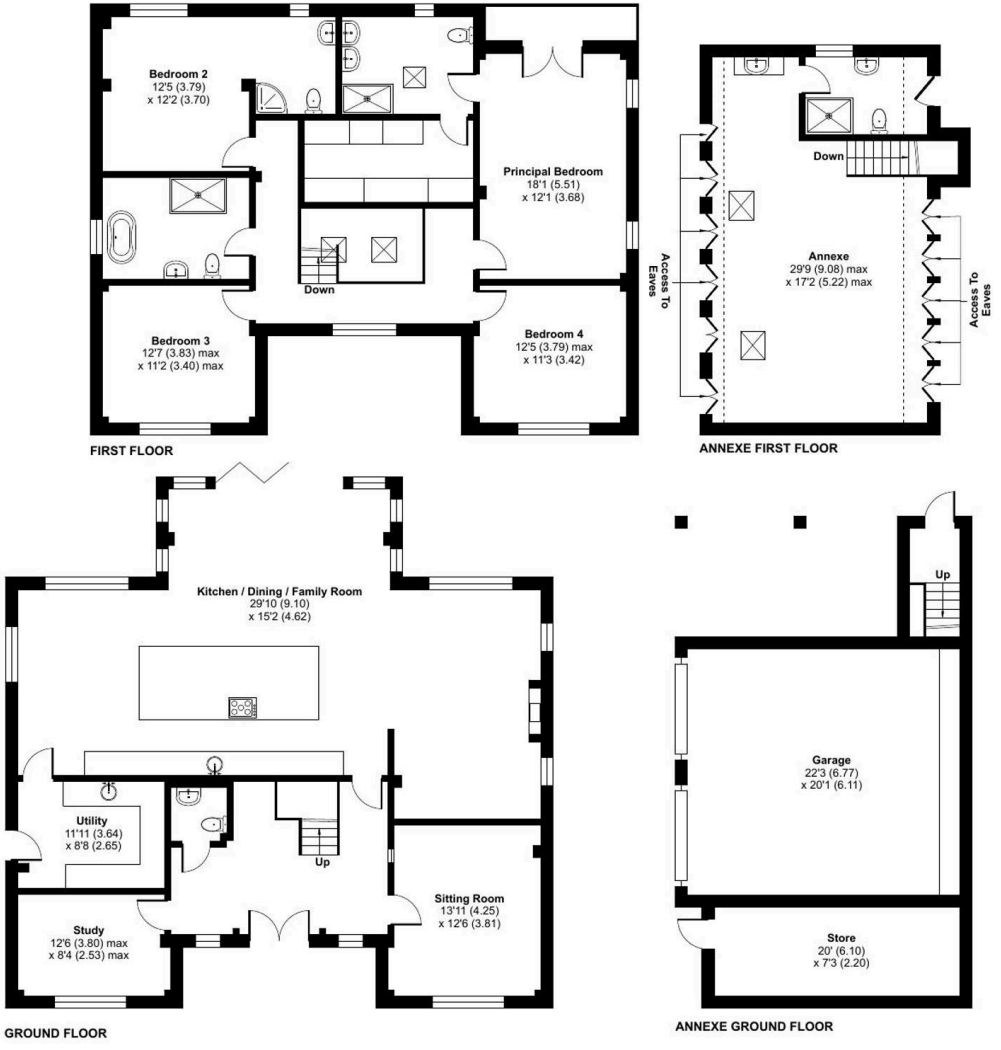






Wooding Close, Houghton Conquest, Bedford, MK45

Approximate Area = 2703 sq ft / 251.1 sq m
Limited Use Area(s) = 83 sq ft / 7.7 sq m
Annexe = 483 sq ft / 44.8 sq m
Garage = 445 sq ft / 41.3 sq m
Outbuilding = 144 sq ft / 13.3 sq m
Total = 3858 sq ft / 358.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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