



BY DESIGN

Wedon Way

Bygrave, Hertfordshire

Space To Breathe, Room To Belong

Wedon Way, Bygrave, Hertfordshire

Some homes feel different the moment you arrive. This one sits quietly in Wedon Way, Bygrave — a bungalow with history, re-shaped over time into something that feels both modern and characterful.

Set on a plot of around a third of an acre, with gardens that run deep and mature, it offers the kind of space that's hard to find. Inside, the layout stretches across more than 1,700 sq ft, with living areas that connect naturally, three generous bedrooms, and even a study tucked away when you need somewhere quiet.

The owners have lived here for nearly twenty years, raising their family and enjoying the garden through the seasons. Now, with their next chapter calling, the opportunity is here for another family to enjoy it — the space, the flow, and the peaceful village setting, just minutes from Baldock.













Key features

Living Spaces That Invite You In

The living room is the kind of space that instantly puts you at ease. A bay window looks out over the garden. Hard flooring keeps it practical for everyday life, and even with large sofas, armchairs, and storage in place, there's still room to spare. It's a room that handles family life and gatherings with ease, but feels just as good on a quiet evening in.

At the centre of the home, the dining and family room has transformed what was once a "U-shaped" layout. A vaulted roof lantern pours natural light into the middle of the house, while doors onto the terrace keep it connected to the garden. It's the kind of room that naturally becomes the hub of the home — breakfasts that stretch into the afternoon, homework at the table, or evenings with friends that carry on long after the food is finished.

A Kitchen You'll Enjoy Using

The kitchen is another real highlight here - Bespoke cabinetry gives you proper storage, generous worktops mean you can prep without juggling, and integrated appliances keep it clean and uncluttered.

It's a kitchen for real cooking – quick breakfasts, easy weeknights, or something more ambitious when you've got time.

Because it sits alongside your dining zone, you're never tucked away – chat to guests, keep an eye on what's going on, and enjoy how simply the spaces connect.

Bedrooms, Bathrooms And A Study

When it's time to relax and recharge your batteries, all three bedrooms are true doubles – no box room. The main bedroom looks out over the expansive rear garden and has a run of fitted wardrobes; bedrooms one and two each have their own en-suite for easy morning starts. Bedroom three is served by the separate family bathroom with both bath and shower, so whether it's a long soak at the end of the day or a quick dash before work, everyone's routine is covered.

The study is another useful extra. Whether you need a quiet space to work from home, a creative studio, or just somewhere to escape with a book, it's a flexible room that adapts to whatever you need it to be.

Key features

A Garden To Escape Into

Got a car? The driveway comfortably fits four, and there's even an EV charging point ready for the switch to electric.

Got kids, pets, or just a love of being outdoors? The garden is ready for you. Stretching out behind the house, it's wide and mature, framed by trees and hedging that give privacy without shutting out the light. Facing south and east, it catches the sun from morning through to evening.

There's a summer house - a great spot for hobbies, a hideout for teenagers, or just a quiet corner for you. There is also a couple of sheds great for storing garden equipment, bikes and BBQ.

It's a garden that changes with the seasons, and one that will grow with you over the years.

Energy For The Future

An air source heat pump provides efficient heating, while 16 roof-mounted solar panels (installed in 2013/14) help power the home. Together with the fitted EV charging point, they bring down running costs and make the house as forward-thinking as it is family-friendly.



Connection Without Compromise

Bygrave offers the peace of a small village, with countryside on every side, yet Baldock is only minutes away for schools, shops, and the station. From there, London King's Cross can be reached in under 40 minutes and Cambridge in about half an hour. Road connections via the A1(M) and A505 keep the rest of the region within easy reach.

ADDITIONAL INFORMATION

EPC Rating - TBC

Council Tax Band - F

| GROUND FLOOR

Living Room: Approx 24' 7" x 15' 0" (7.50m x 4.57m)

Kitchen: Approx 24' 3" x 12' 0" (7.40m x 3.66m)

Dining Room: Approx 19' 11" x 12' 8" (6.08m x 3.85m)

Study: Approx 11' 4" x 9' 10" (3.46m x 2.99m)

Bedroom One: Approx 15' 5" x 11' 6" (4.69m x 3.51m)

En-suite: Approx 8' 5" x 11' 6" (2.57m x 3.51m)

Bedroom Two: Approx 11' 10" x 10' 11" (3.60m x 3.33m)

En-suite: Approx 9' 4" x 4' 0" (2.84m x 1.22m)

Bedroom One: Approx 15' 5" x 11' 6" (4.69m x 3.51m)

En-suite: Approx 8' 5" x 11' 6" (2.57m x 3.51m)

Bedroom Two: Approx 11' 10" x 10' 11" (3.60m x 3.33m)

En-suite: Approx 9' 4" x 4' 0" (2.84m x 1.22m)

Bedroom Three: Approx 12' 7" x 11' 6" (3.83m x 3.50m)

Bathroom: Approx 9' 4" x 5' 10" (2.84m x 1.78m)

| OUTSIDE

Driveway providing off road parking for 4 cars

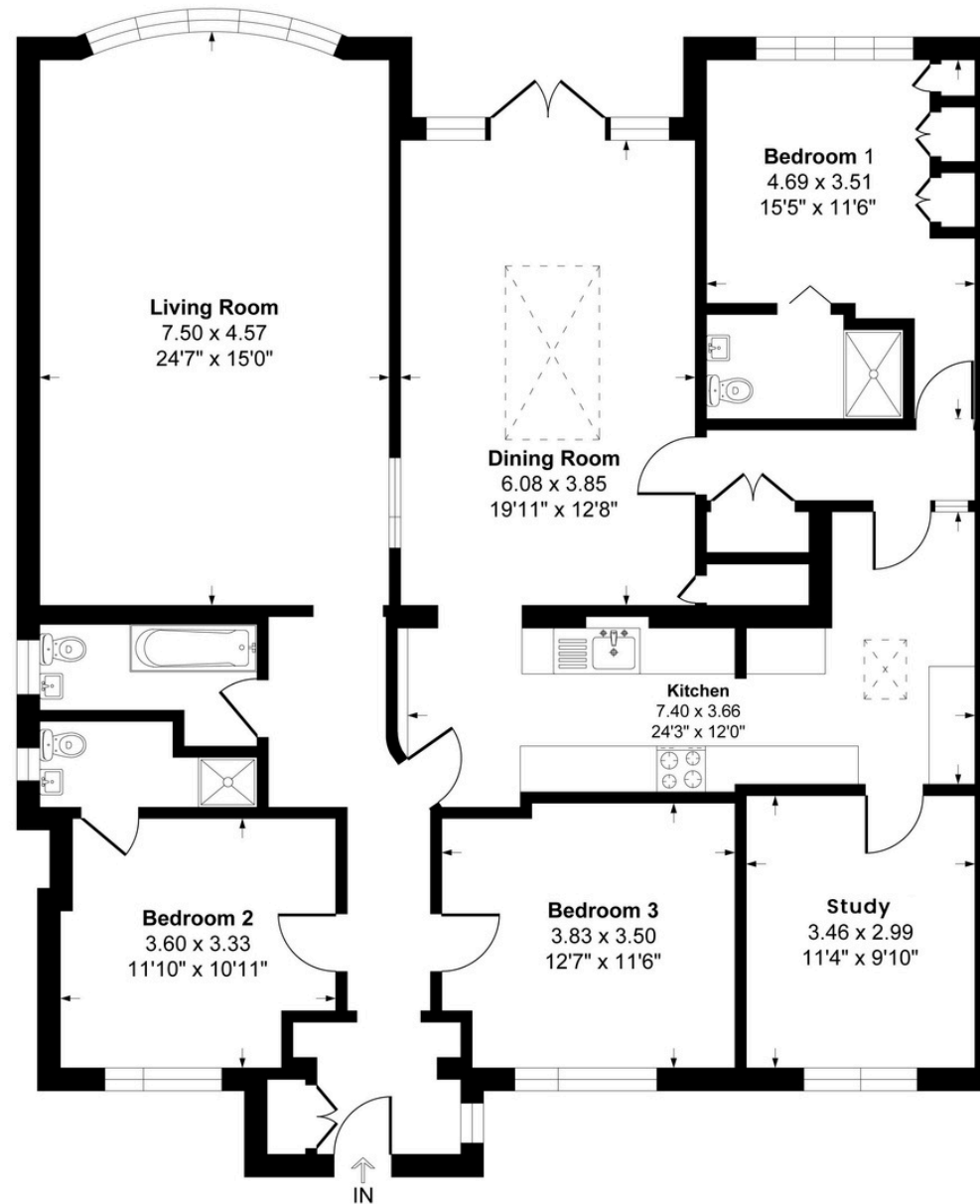
Mature front and rear gardens

Gated access to the rear garden to the front

South / West facing rear garden

Ground Floor

Approx. 159.3 sq. metres (1715.7 sq. feet)



Total area: approx. 159.3 sq. metres (1715.7 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.



Wedon Way, Bygrave, Hertfordshire



BY DESIGN

Andrew Wilson

andrew.wilson@bydesignhomes.com

01462 539600

ByDesignHomes.com

National audience
local knowledge