



4 Bed Detached in High Street, Arlesey, SG15 6SZ | £645,000

**Gothic**  
Estates.com



## Key Features

- Individual custom-built detached home
- Off-road position on private access
- Substantial accommodation c.1865 sq ft
- Two Master Bedrooms each with Ensuite
- Magnificent open-plan Kitchen/Family Rm
- Study, Guest Cloakroom and Utility Room
- Double garage plus parking for 2+
- Large courtyard + lawn + shed area



## Description

\* Individual CUSTOM-BUILT family home 1865 sq ft \* Magnificent 27 x 17 Kitchen/Family Room \* TWO MASTERS each with Ensuite \* Study, Cloakroom and Utility Room \* Approx 15 mins WALK TO STATION \* Double garage & parking for 2+ \* See WALK-THROUGH VIDEO here...

Built in 2007, one of just 2 homes on a private driveway away from the High Street, this substantial home offers genuinely spacious and comprehensive accommodation for the family. At approximately 1865 sq ft (173 sq m) plus the double garage, it's no wonder there's a grand feeling of space throughout.

### High points and features:

The sheer size of the Kitchen/Dining/Family Room can only be described as dramatic at around 27' x 17' with a beautiful high gloss Kitchen installation with integrated appliances and breakfast peninsular. The dining area has wide French doors and windows out to the south-facing patio resulting in a lovely bright room. A similar set of wide French doors and windows grace the south facing side of the living room, also leading out to the patio.

Key additional rooms include a separate Study, guest cloakroom/WC and Utility Room off the Kitchen.

Of the four bedrooms, two have ensembles with the second one ideal as a teenage zone or guest suite. There's a very generous third double with fitted wardrobes and a smaller fourth double currently used as a dressing room.

During ownership the sellers purchase additional land from a neighbouring home to extend the garden which is now approximately 1600 sq ft (150 sq m) and includes a large courtyard style patio, a lawned area and a garden shed area.

The double garage on the plot to the front has a remote control automatic door, power and light. The title of the property includes side by side 2 car parking on the drive access and by this design it is possible to park 1 or 2 further vehicles in front of those.

The property is approx 15 mins walk to Arlesey's mainline station and there are various other walks to take, most notably onto The Hicca Way just 5 mins walk away, a meandering trail along the River Hiz through nature reserves - Glebe Meadow and Old Moat - and Arlesey Common.

Arlesey mainline station (direct London St Pancras from 39 mins) 0.9 miles 15-18 mins walk

Nearest local shop 0.1 mile 2 mins walk

Nearest local pub The White Horse Greene King thatched with family garden 0.1 miles 2 mins walk

A1(M) j10 3.4 miles approx 9 mins drive

Hitchin centre 5.1 miles

Letchworth Garden City centre 3.9 miles

Council tax band G

## Location

Arlesey is a large, growing village just North of the Beds/Herts border, surrounded by countryside yet within easy reach of the A507 and A1(M). The village offers a range of local shopping, pubs and food outlets and significantly a Mainline Railway station with direct travel to London St. Pancras in under 40 minutes. Dating back as long as the 1086 Domesday Book, there is a broad range of home styles and building eras - something for everyone! Gothic Mede Academy provides



Primary education in the middle of the village, with numerous Secondary options including Etonbury Academy on the Arlesey/Stotfold border. Further facilities and shopping are available within a few miles in the larger towns of Letchworth Garden City and Hitchin to the South.









