



4 Bed Detached in The Granary, Arlesey, SG15 6SH | £750,000

**Gothic**

**Estates.com**

Estates.com



**VIDEO**



## Key Features

- Unique detached home around 2100 sqft
- End of Cul-de-Sac + Generous Gardens
- Recent extension with WOW Master Suite
- Four Double Bedrooms, Two Ensuites
- Magnificent 25 x 16 Kitchen/Family Room
- Large Kitchen Island + Lantern Skylight
- Separate Living Room and Study
- West facing gardens with privacy



## Description

\* CHAIN FREE \* Unique cul-de-sac home with beautiful gardens & WOW FEATURES \* Family size accommodation c.2100 sq ft \* 4 DOUBLE Bedrooms, 2 ENSUITES \* 25 x 16 Kitchen/Family Room with ISLAND & LANTERN SKYLIGHT \* Magnificent VAULTED MASTER! \* Double Carport & Garage \* See WALK-THROUGH VIDEO here....

A truly rare opportunity to acquire this fine family home with beautiful gardens and striking features. Originally a one-off design at the end of this small cul-de-sac, it has been further extended and upgraded into a home of magnificent proportion.

### LOCATION

A short cul-de-sac of just 13 homes close to the middle of the village & within minutes walk of local shopping and Lower School and just over a mile walk or drive to Arlesey's mainline station direct into London St Pancras

### ACCOMMODATION

An ideal four double bedroom home for the growing family including a triple aspect Living Room with fireplace, separate Study, magnificent Kitchen/Dining/Family Room with central kitchen island and Dining/Family space with a dramatic lantern skylight and French doors out to the garden. In the process of creating the large Kitchen/Family Room, all new kitchen fittings were installed with granite counter tops including the large island with inset sink and integrated dishwasher, and a double size 3 compartment range with five burners and hotplate. Laundry is taken care of in the separate Utility Room. Upstairs a grand new Master Suite featuring an amazing 4.3m vaulted bedroom with matching walk-in wardrobes and a roomy ensuite including a twin sink vanity, double-ended bath and separate shower. The second double bedroom is also Ensuite along with two further double bedrooms and another bath/shower room. There's other useful rooms including a guest cloakroom/WC and separate Utility Room off the Kitchen.

### HIGH POINTS

With so much on offer there's many desirable features but the top three have to be THE GARDEN, THE HUGE KITCHEN and the "WOW" VAULTED MASTER SUITE.

### PRESENTATION

With all the extension work and Kitchen re-fit, much of the home has been re-decorated and represents a move-in-ready opportunity.

### PLOT

This home had one of the most generous plots on the cul-de-sac and the garden, which extends around the rear with a large area to the side, faces predominantly west. The garden has well-established perimeters and offers an excellent degree of privacy. To the front, a five bar gate leads to the double-width Carport which in turn leads to the one-and-a-half size Garage. There are visitor bays on the cul-de-sac for additional parking.

Arlesey mainline station (direct London St Pancras from 39 mins) 1.3 miles

Nearest local shop 0.3 miles about 6-7 mins walk

Nearest pub The White Horse (thatched with large garden) 0.5 miles about 10 mins walk

A1(M) J10 3.5 miles 7 mins drive

Letchworth Garden City centre (and alternative train to Kings Cross) 3.5 miles

Hitchin centre 4.9 miles

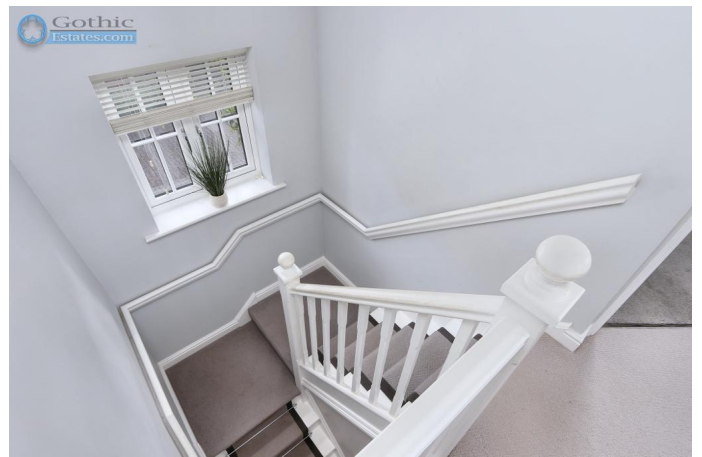
Council tax band F



## Location

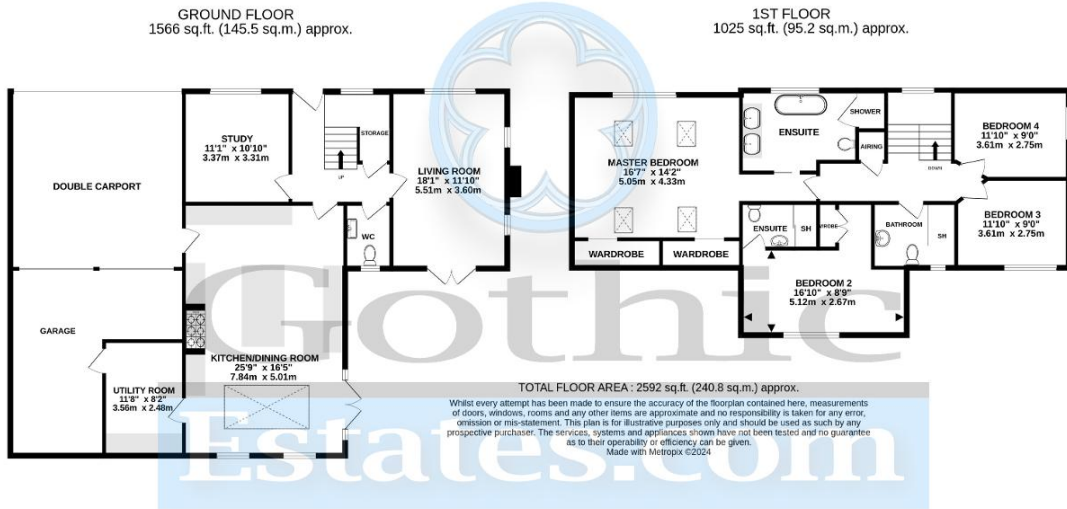
Arlesey is a large, growing village just North of the Beds/Herts border, surrounded by countryside yet within easy reach of the A507 and A1(M). The village offers a range of local shopping, pubs and food outlets and significantly a Mainline Railway station with direct travel to London St. Pancras in 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.











Energy Efficiency

