

Country Properties

Offers in Excess of £730,000

Bedfordshire, SG16 6BG

Hemlow,

7, Harrier Mill



Viewing by appointment only

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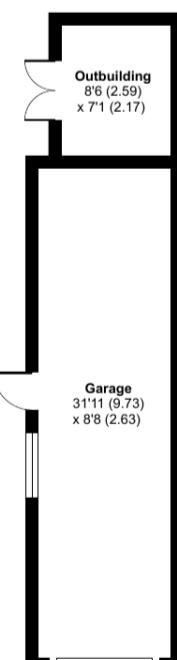
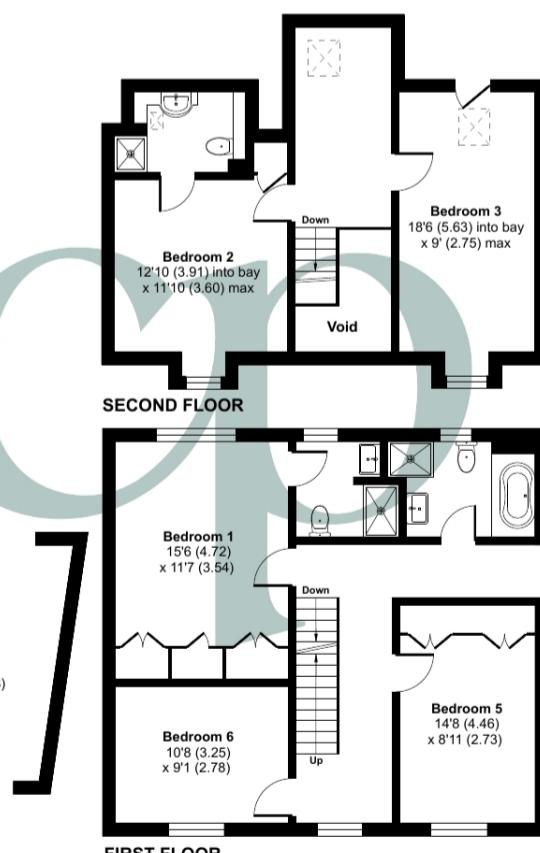
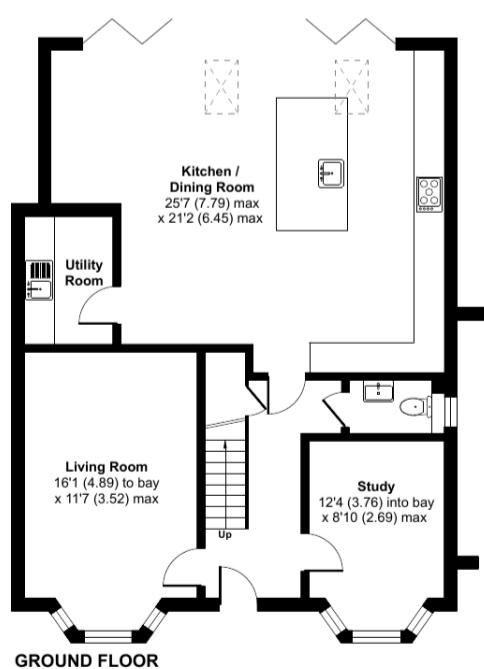
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This exceptional 6-double bedroom home in the highly desirable village of Henlow boasts breathtaking views over open farmland and offers superb living spaces throughout. The heart of the home is the large, stylish kitchen/dining family room, designed with entertaining in mind, featuring sleek finishes and bi-fold doors that open onto the rear garden providing excellent indoor-outdoor flow. With six generously sized double bedrooms, meticulous attention to detail, and outstanding presentation, this property perfectly combines modern luxury with countryside charm, making it an ideal family home and great for entertaining guests.

- Spacious 25ft (max) open plan Kitchen, dining and family room with Bi-fold doors onto the garden
- Quiet cul de sac location in the popular village of Henlow, with field views and walks on your doorstep. Just a short walk from local amenities including 2 local pubs
- Local amenities include: 2 well regarded public houses, village store and Champney's health spa . Plus more amenities just a short commute away.
- Offered in immaculate condition, just move in!
- Tandem garage with power and light and ample off road parking for up to 3 cars
- A short countryside walk (approx. 30 mins) to Arlesey mainline station.. (38 mins to London St Pancras)



Floor Plans



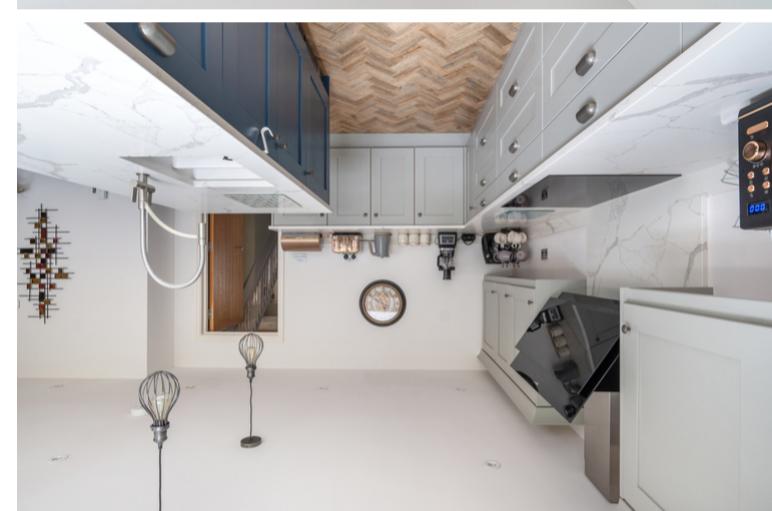
Approximate Area = 2287 sq ft / 212.4 sq m (excludes carport & void)
 Garage = 275 sq ft / 25.5 sq m
 Outbuilding = 60 sq ft / 5.5 sq m
 Total = 2622 sq ft / 243.4 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2025. Produced for Country Properties. REF: 1236676

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	82
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FIRST FLOOR

FIRST FLOOR

A range of wall and base units with worksurfaces over. Tiled splashbacks. Space and plumbing for washing machine. Space for tumble dryer. Herringbone style laminate flooring. Wall mounted gas boiler enclosed in cupboard.

Utility Room

5.45m max) A range of wall and base units with Quartz worksurfaces over and Quartz upstands. Built in Neff glide and slide double oven and grill. Built in Neff induction hob with central peninsula with inset ceramic sink unit with swan neck mixer tap over. Quartz worksurfaces, integrated dishwasher, cupboards units with breakfast bar. Two sideboard heaters. Space for American styleridge/freezer. Two vertical radiators. Two wall lights. Two roof lantern windows. Hermingbone style wood effect flooring. Bi-fold doors onto rear garden.

Kitchen/Dining/
Family Room

Cloudroom

low level WC. Vanity wash hand basin with tiled splashbacks. Obscured double glazed window to side. Ceramic tiled flooring.

X 2.63m max) Double glazed with a bdy
window to front with fitted shutters. Radiator.

Study/Drawing room

radiators. Feature fireplace with stone surround and hearth and coal effect gas

Living Room

SECOND EDITION

INTERNAL



Bedroom One

15' 6" x 11' 7" (4.72m x 3.54m) Double glazed window to rear. Radiator. A range of built in wardrobes. Door to En Suite.

En Suite to Bedroom One

Shower cubicle. Low level WC. Vanity wash hand basin. Tiled splashbacks. Radiator. Ceramic tiled flooring. Shaver point. Extractor fan. Obscured double glazed window.

Bedroom Four

11' 7" x 11' 2" (3.52m x 3.41m) Double glazed window to front with views over open farmland. Radiator. Built in storage.

Bedroom Five

14' 8" x 8' 11" (4.46m x 2.73m) Double glazed window to front with views over open farmland. Built in wardrobes.

Bathroom

Four piece bathroom suite comprising panel enclosed bath tub with telephone shower mixer attachment over, low level WC and vanity wash hand basin with tiled splashback. Double shower cubicle with rainfall shower head. Obscured double glazed window to rear. Extractor fan. Wood effect flooring. Heated towel rail.



Bedroom Six

10' 8" x 9' 1" (3.25m x 2.78m) Double glazed window to front with views over open farmland. Radiator.

SECOND FLOOR

Second Floor Landing

Currently used as an office area. Velux window to rear with fitted shutter. Loft access.

Bedroom Two

12' 10" (into bay) x 11' 10" (max) (3.91m into bay x 3.60m max) Double glazed window to front. Radiator. Door to En Suite.

En Suite to Bedroom Two

Shower cubicle. Low level WC with enclosed concealed cistern and fitted storage units. Vanity wash hand basin. Radiator. Ceramic tiled flooring. Shaver point. Extractor fan. Velux window with fitted blind to rear.

Bedroom Three

18' 6" (into bay) x 9' 0" (max) (5.63m into bay x 2.75m max) Double glazed window to front with views over open farmland. Velux window with fitted blinds to rear. Eves storage.

OUTSIDE

Front Garden

Paved pathway to front door with shrub borders.

Rear Garden

Rear garden laid mainly to lawn. Composite decked area. Paved patio area with raised flower and shrubs borders. Enclosed by a low brick wall with feature lighting. Further composite decked patio with feature lighting and power points. Service lights. Service door to garage. Gated access to parking area.

Garage

Tandem garage with up and over door. Power and light.

Storage Room/Games Room

8' 6" x 7' 1" (2.59m x 2.17m) To rear of the garage. Multi pane double doors. Wood effect flooring. Roof and wall light and power.

Parking

Gated paved carport area with off road parking space for up to three cars. External water tap.

