



Stratton Park House

Stratton Park, Biggleswade,
Bedfordshire, SG18 8QS

Freehold £750,000

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properties

We are pleased to offer a fantastic opportunity to acquire this well maintained and secluded 3-bedroom detached bungalow which holds a great potential to increase and adapt further (STPP). With its half an acre plot, gardens to all sides and untouched loft space this home boasts the possibility of creating a versatile family property with the countless variations of adding or changing accommodation space.

The property currently features a generous layout including entrance hallway, three well-proportioned bedrooms, family bathroom, cloakroom, separate reception rooms and outbuildings providing ample space for all members of the family. The spacious kitchen is usefully equipped and leads effortlessly into the dining room with glass roof and French doors providing a wonderful view over the rear garden and allowing plenty of light, making it a bright and airy space. Externally, there are further benefits of off-road parking for approximately 8 vehicles and a selection of outbuildings that can be utilised as garaging, storage, workshop space or by those working from home. One of the noticeable features of the bungalow is its secluded location nestled on the outskirts of this popular market town.



- Features of original Stratton Park House retained
- Separate dining room
- Three bedrooms
- Detached garage & driveway for several vehicles!
- Large garden cabin, 4x timber garden sheds & 2x steel storage containers
- Council Tax band F / EPC rating E
- Triple aspect lounge with log burner
- L-shaped kitchen/breakfast room
- Study/bedroom four
- 1/2 Acre plot with mature gardens to front, side and rear
- Insulated summerhouse with electrics

Introduction

Stratton Park House was built in the late 1950's utilising the original brickwork and some features of the original Stratton Park House which has long since been demolished. Three features to mention are the arched porch way with stone leopards, the wall in the hallway which has a large original part of the Stratton House stair balustrade set in a glass case and the oak flooring in the lounge. It is in a secluded location reached via a shared private roadway which belongs to the property. The house has a large frontage, side and rear and therefore has potential to be developed in many ways including adding a first floor (subject to planning consent). The overall size of the plot is approximately half of an acre. Although in a secluded semi-rural location it is only a five minute drive from Biggleswade main line station and a few minutes from the A1M.

Accommodation

Entrance Porch

Feature brick archway porch with step up to entrance door, stone leopard statues sit either side of the entrance porch.

Entrance Hall

Wood carving of banister from original Manor House enclosed in glass, radiator, pulley door bell, built in storage cupboard, loft hatch, doors and opening to:-

Snug

15' 7" x 8' 7" (4.75m x 2.62m)

Single glazed window to front aspect, radiator, recess display shelf, coving, glazed panel doors to:-

Breakfast Area

9' 3" x 8' 2" (2.82m x 2.49m)

Single glazed window to the front aspect, radiator, tiled laminate flooring, coving, spotlights, glazed panel door to rear lobby, opening to:-

Kitchen

18' 8" x 8' 4" (5.69m x 2.54m)

Range of wall mounted and base level units with work surface over and inset ceramic double sink with mixer tap, tiled splash back, calor gas hob with extractor over, integrated double oven, dishwasher and fridge/freezer, tiled laminate flooring, coving, exposed brick wall with wine rack, single glazed window to the side aspect, recess spotlights, door to study, opening to:-

Dining Room

15' 1" x 9' 2" (4.60m x 2.79m)

Glass roof, wall mounted fan assisted radiator, double glazed French doors with double glazed side windows to rear.

Study

11' 5" x 8' 4" (3.48m x 2.54m)

Single glazed window to the front aspect, radiator, panelling to ceiling, storage cupboard with radiator, door to:-



Laundry Room

6' 6" x 4' 0" (2.90m x 1.22m)

Wall mounted electric heater, tiled flooring, space for a washing machine and tumble dryer with work surface over, door to side.

Rear Lobby

6' 11" x 4' 0" (2.11m x 1.22m)

Tiled flooring, coving, glazed panel door to rear, panel door to:-

Cloakroom

WC, wash hand basin with vanity unit below, radiator, exposed brickwork, recess shelving and display.

Living Room

19' 5" max x 15' 10" (5.92m x 4.83m)

Brick built fireplace with wood burning stove, built in media display shelving with storage cupboards under, exposed wooden flooring, coving, single glazed window to front aspect and to the side double glazed timber French doors.

Bedroom One

12' 3" x 11' 9" (3.73m x 3.58m)

Double glazed window to the side aspect, uPVC double glazed bow window to rear aspect, radiator, coving.

Bedroom Two

11' 10" x 9' 6" (3.61m x 2.90m)

Double glazed bow window to rear aspect, radiator, coving.

Bedroom Three

8' 8" x 8' 7" (2.64m x 2.62m)

Double glazed window to the side aspect, radiator, coving.



Family Bathroom

Single glazed frosted window to the side aspect, panelled bath with shower attachment, WC, wash hand basin, panelling to walls, walk in shower with tiled splash back, coving.

External

Approach

The property is approached via a single tarmac road which is part of the property.

Front Garden

A five bar gate entrance leads to a large tarmac driveway to the front of the property with parking for several cars. Area of lawn with paved patio area to one side of driveway. To the other side there is a shingled frontage to the property with wide paved footpath to entrance porch. Three timber garden sheds, two steel storage containers both measuring 20' 0" x 7' 5" with power, lighting and telephone line (container 1 has a window to the front & rear aspect and a wall mounted electric heater). Borders of mature trees and shrubs including a tall mature blue cedar tree.

Double Garage

24' 1" x 15' 11" (7.34m x 4.85m)

Up and over door, window to side aspect, power and lighting, personnel door to side.

Rear & Side Garden

Mainly laid to lawn to one side and rear of property. Paved footpath to other side with small room housing central heating boiler and gate leading to rear patio. Summerhouse with insulation, power and lighting and further timber storage shed. To far end of rear garden there is a large raised decking area with steps up, built in seating to two sides and balustrade hand rails to front. Further covered seating area with tiled roof. Bordered by mature trees, fencing and shrubs.

Garden Cabin

This garden cabin is timber clad and insulated.

36' 0" x 12' 0" (10.97m x 3.66m)

Split into four separate areas of;

11' 10" x 9' 8" (3.61m x 2.95m)

Electric fire, panelling to walls, opening to:-

11' 9" x 8' 9" (3.58m x 2.67m)

Double glazed window to the front and rear aspect, range of wall mounted and base level units with work surface over, fridge and cooker, spotlights.

11' 9" x 7' 8" (3.58m x 2.34m)

Double glazed window to the rear aspect.

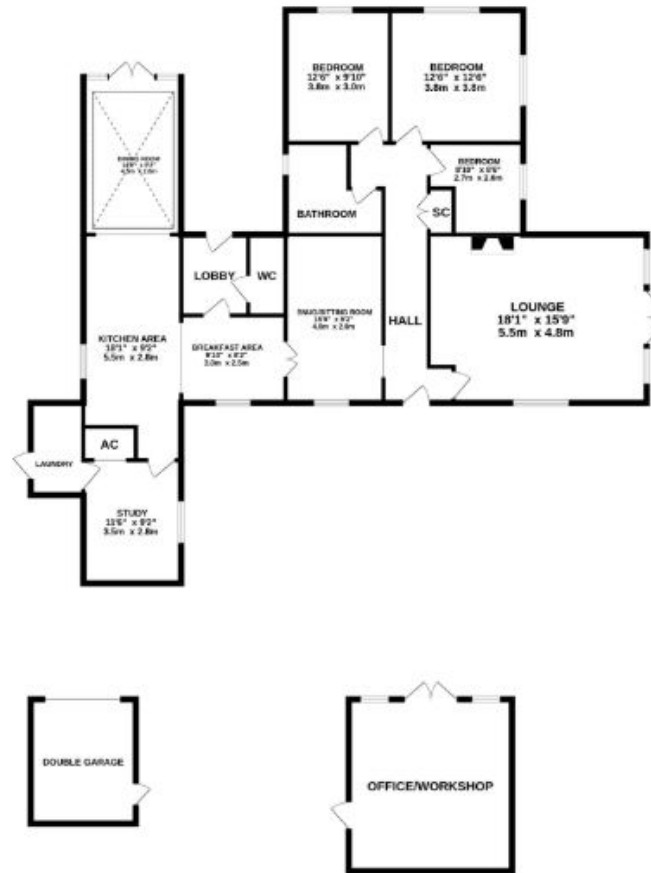
9' 1" x 5' 6" (2.77m x 1.68m)

Double glazed window to the rear aspect.






GROUND FLOOR
2008 sq.ft. (186.6 sq.m.) approx.



TOTAL FLOOR AREA: 2008 sq.ft. (186.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with: floorplan 12/2018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		72
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
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.

Viewing by appointment only

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