



## Sandbanks House, Little Heath, Gamlingay, Cambridgeshire, SG19 3LL

£950,000

Sandbanks is an individual one-off detached family home designed and built to exceptional standards by the current owners in 2021. Situated on a private road of luxurious homes in a peaceful part of Little Heath overlooking open countryside yet within walking distance of all local amenities. Sandbanks is a light, bright and spacious home finished to the highest specification throughout and built with family in mind. There is a spectacular open plan kitchen/diner/family room with built in appliances including a double oven and wine chiller and two sets of bi-fold doors opening onto a large patio area. There is also a useful utility room, plus cloakroom and study. The spacious playroom would also make an ideal living room or dining room if required. Karndean flooring with attractive border features downstairs and throughout the whole property is under floor heating. Upstairs are four bedrooms in which the master bedrooms enjoys a walk-in wardrobe, en-suite and a Juliet balcony overlooking countryside. The guest bedroom also benefits from an en-suite. The low maintenance south facing garden is a blank canvas to put your own stamp on but has a large patio area and summer house tucked away in the corner. The front of the property has a double garage with loft space and there is parking for six additional vehicles. Viewing is highly recommended to fully appreciate.

- INDIVIDUAL DESIGNED UNIQUE FAMILY HOME
- SOUGHT AFTER LOCATION
- SPECTACULAR OPEN PLAN KITCHEN/DINING/PLAYROOM WITH BI-FOLD DOORS TO REAR
- LARGE PLAYROOM WOULD IDEALLY BE A LIVING ROOM
- FOUR BEDROOMS WITH TWO EN-SUITES
- LOFT SPACE WITH POTENTIAL FOR 5TH BEDROOM (STP)
- MASTER BEDROOM WITH DRESSING ROOM + JULIET BALCONY
- UNDERFLOOR HEATING + SPOT LIGHTING THROUGHOUT
- GATED ACCESS LEADING TO DOUBLE GARAGE WITH LOFT SPACE
- SOUTH FACING GARDEN WITH COUNTRY VIEWS