



32, Newtown

Henlow,  
Bedfordshire, SG16 6AJ  
Offers in Excess of £500,000

country  
properties



This stunning Edwardian home arranged over 3 floors still retains period features and is offered in excellent condition throughout. set in the popular village of Henlow with well regarded schooling.

- Period features include high ceilings, stripped flooring, picture rails and original Edwardian fireplaces
- 19ft timber outbuilding with power and light is currently used as a games room but could be an ideal space to work from home
- Set in the sought after village of Henlow with countryside walks on your doorstep
- Views over open countryside from Bedroom 2 & 3
- Excellent commuter access into London via nearby Arlesey mainline station (St Pancras in 39 mins)
- 2 Large reception rooms with high ceilings and feature fireplaces

## GROUND FLOOR

### Entrance Hall

Stripped wood flooring. Radiator enclosed in decorative cover. Stairs raising to first floor. Doors in to living room and dining room.

### Living Room

4.22m (into bay) x 3.38m (max) (13' 10" x 11' 1")  
Two double-glazed multi-paned windows with fitted shutters. Stripped wood flooring. Original Edwardian open fireplace with stone surround and tiled hearth. Picture rail. Radiator.

### Dining Room

3.63m x 3.53m (11' 11" x 11' 7")  
Double-glazed window to rear with fitted shutters. Stripped wood flooring. Radiator. Victorian style open fireplace with timber surround and tiles hearth. Picture rail. Understairs storage cupboard. Archway through to kitchen.

### Kitchen

4.83m x 2.36m (15' 11" x 7' 9")  
A range of wall and base units with roll-edged work surfaces over and upstands. 1.5 sink and drainer unit with swan neck mixer tap over. Built in electric oven and gas hob with high gloss brick-effect splash back and stainless steel extractor hood over. Integrated dishwasher. Space for fridge freezer. Quarry tiled flooring. Radiator. Two double-glazed windows to side with remote control motorised Roman blinds and inner screen rollers. Double-glazed door on to rear garden with integral blinds. Door through to shower room.



## Shower Room

Suite comprising low-level WC, pedestal wash hand basin and corner shower cubicle with electric shower. Loft access. Tiled splashbacks. Radiator. Extractor fan. Obscured double-glazed window to rear with shutters.

## FIRST FLOOR

### Landing

Split level landing with stairs raising to second floor. Radiator. Doors to bedroom 1, bedroom 3 and bathroom.

### Bedroom 1

4.19m x 3.61m (13' 9" x 11' 10")  
Two double-glazed windows to front with integral blackout blinds and fitted shutters. Stripped wood flooring. Radiator. Picture rail. Original Edwardian fireplace with tiled hearth.

### Bedroom 3

3.66m x 2.74m (12' 0" x 9' 0")  
Double-glazed window to rear with integral blackout blinds and fitted shutters. Stripped wood flooring. Radiator. Original Edwardian fireplace with tiled hearth.

### Bathroom

Suite comprising roll-top claw foot bath, low-level WC and pedestal wash hand basin. Wood paneling to dado height. Double-glazed window to rear with fitted shutter. Radiator. Shaver point.

## SECOND FLOOR

### Landing

Double-glazed window to rear with fitted shutter. Door in to bedroom 2.

### Bedroom 2

5.21m x 3.96m (17' 1" x 13' 0")  
Double-glazed window to rear with fitted shutter and views over open farmland. Radiator. Two cupboards providing access to eaves storage.

## OUTSIDE

### Front Garden

Paved driveway provides off road parking for two cars. Raised brick flower and shrub border.

### Rear Garden

Laid mainly to lawn with flower and shrub borders and stepping stone pathway leading to timber outbuilding. Power point and water tap. Gated access to side. Pedestrian access for neighbouring property. Timber shed to remain.

### Games Room

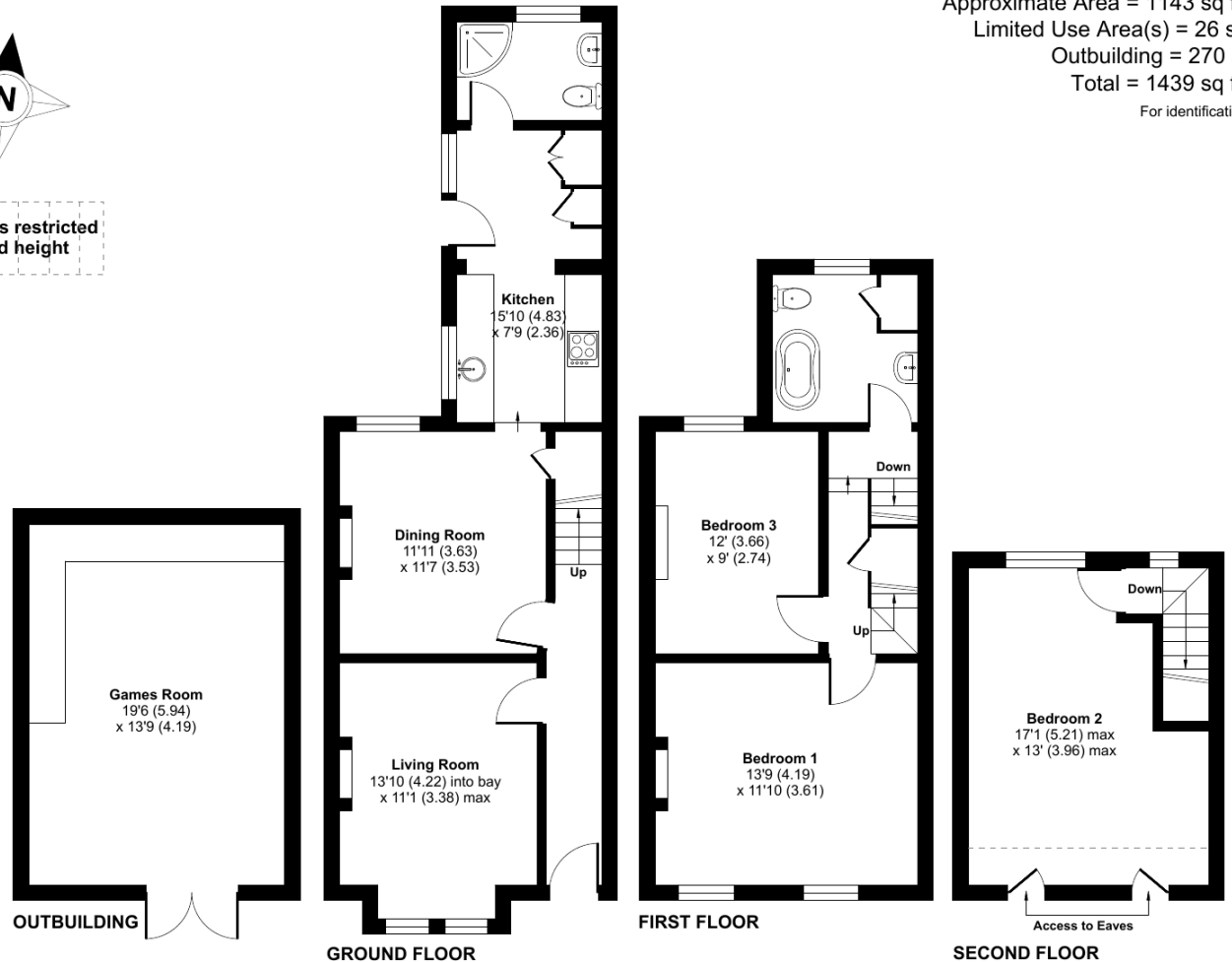
5.94m x 4.19m (19' 6" x 13' 9")  
Two windows to rear and two windows to side. Power and light. Raised 'L' shaped seating area with storage underneath.





Denotes restricted head height

Approximate Area = 1143 sq ft / 106.1 sq m  
Limited Use Area(s) = 26 sq ft / 2.4 sq m  
Outbuilding = 270 sq ft / 25 sq m  
Total = 1439 sq ft / 133.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1088602

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## Viewing by appointment only

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