



# The Granary

Arlesey,  
Bedfordshire, SG15 6SH  
£750,000

country  
properties



This detached family home has been sympathetically extended to provide spacious and versatile family living, nestled at the end of a quiet cul-de-sac location. Enjoy seamless indoor-outdoor flow from the heart of the home with the large 25ft, stylish kitchen/dining family room to the wrap around garden, perfect for entertaining this summer.

The property benefits from 4 double bedrooms, Which includes the superior master suite with feature vaulted ceiling, a generous en-suite and two walk-in wardrobes. The property also provides all the necessitates for modern day living such as the home office, utility room, garage, and ample gated car-port parking.

- CHAIN FREE
- Cul de sac location
- Sunny wrap around garden
- Well regarded local schooling
- Master of all master bedrooms with dual walk in wardrobes
- Stunning 25' x 16' open-plan kitchen/family room
- Approx. 1.3 miles to Arlesey mainline station with direct links to London St pancreas in under 40 minutes
- Countryside walks on your doorstep - perfect for walking the dog



## INTERNAL

### GROUND FLOOR

#### Entrance Hall

Wood effect flooring. Stairs rising to first floor. Understairs storage cupboard. Radiator enclosed in decorative cover. Door to Study/Family room, Kitchen/Dining room, Cloakroom and Living room.

#### Cloakroom

Low level WC and vanity wash hand basin. Tiled splashbacks. Obscure double glazed window to rear aspect. Wood effect flooring. Radiator.

#### Study/Family Room

11' 0" x 10' 11" (3.36m x 3.32m) Dual aspect double glazed windows to front and side. Radiator. Wood effect flooring.

#### Living Room

18' 1" x 11' 9" (5.50m x 3.58m) Double glazed window to front. Two double glazed windows to side. Feature wood burning stove with composite hearth. Double glazed double doors onto rear garden. Two radiators.

#### Kitchen/ Dining Room

25' 9" x 16' 5" (7.86m x 5.00m) A range of wall and base units with granite worksurfaces over with upstands. Central kitchen island with inset one and half bowl butler sink with swan neck mixer tap over. Cooperating breakfast bar with cupboards. Integrated dishwasher. Space for a range style cooker. Tiled splashback and extractor hood over. Plumbed American style fridge/freezer to remain. Cupboard housing wall mounted boiler (approx. 5 years old, serviced annually). Three Victorian style radiators. Two double glazed multi pane sash windows to rear aspect. Feature atrium roof. Double glazed double doors with side lights onto rear garden. Wood effect flooring. Service door through to parking area. Door to utility room.

#### Utility Room

11' 9" x 8' 1" (3.57m x 2.46m) A range of wall and base units with roll edge worksurfaces over. Inset stainless steel sink and drainer unit with swan neck mixer tap over. Tiled splashbacks. Space and plumbing for washing machine and tumble dryer. Space for fridge/freezer. Double glazed window to rear. Wood effect flooring. Access to garage.



## FIRST FLOOR

### Landing

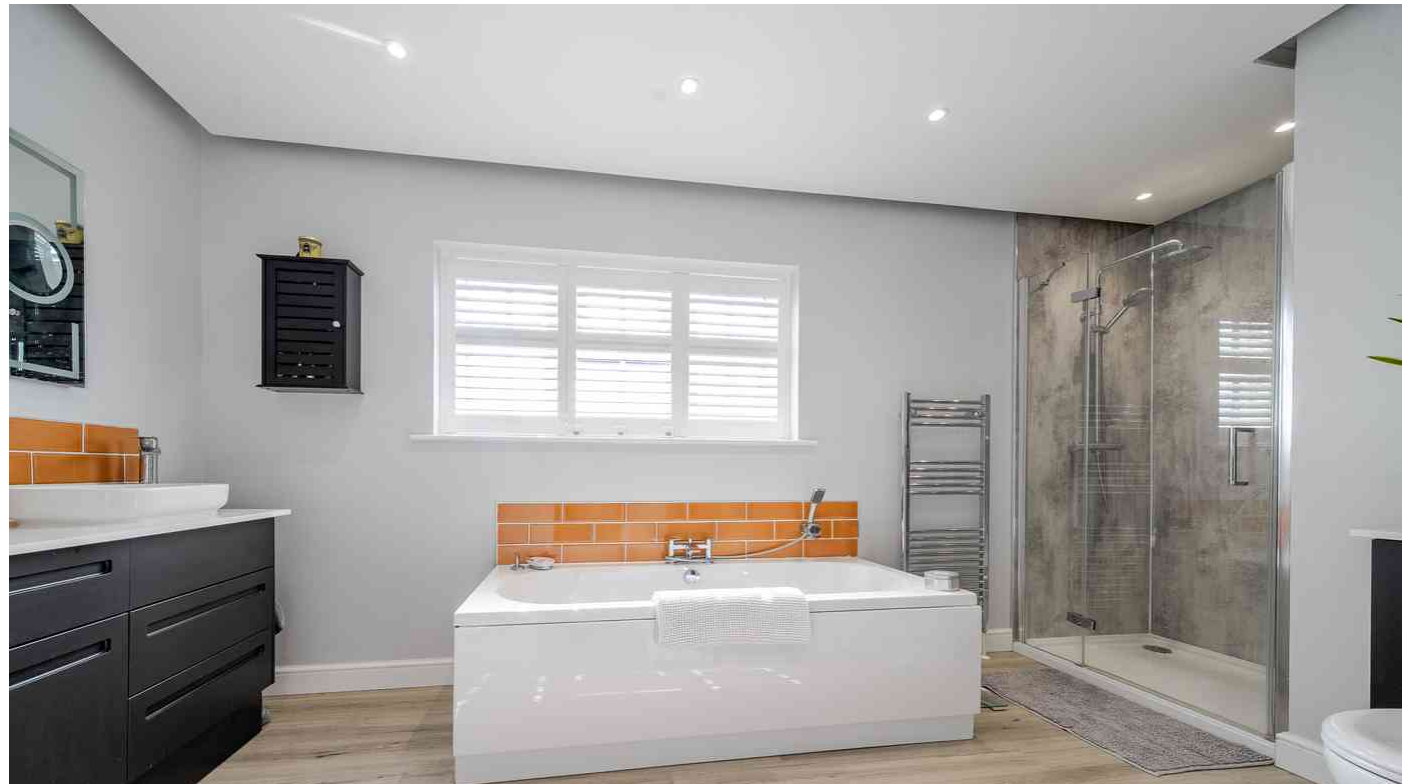
Double glazed window to front to half landing. Access to part boarded loft space. Airing cupboard housing a megaflow hot water tank and shelving. Radiator. Doors into all bedrooms and bathroom.

### Bedroom One

16' 11" x 14' 4" (5.15m x 4.36m) Master bedroom with double glazed window to front with fitted shutter. Feature vaulted ceiling with electric velux window with fitted electric blinds. His and hers fitted wardrobes with sliding doors and built in hanging rails and shelving units. Wood effect flooring. Feature wood paneling to wall. Victorian style radiator. Ceiling fan. Door to en suite.

### En Suite

Four piece suite comprising a jacuzzi bath with telephone mixer attachment and high gloss brick tiled splashbacks. Double shower cubicle. Concealed cistern WC. His and hers wash hand basin with vanity unit with high gloss brick splashback. Wood effect flooring. Vertical radiator. Chrome heated towel rail. Extractor fan. Double glazed window to front with fitted shutters.





### Bedroom Two

16' 9" x 13' 7" (max) (5.11m x 4.14m max)  
Double glazed window to rear. Radiator.  
Built in double wardrobe. Door to en suite.

### En Suite

En suite comprising double shower cubicle, pedestal wash hand basin and low level WC. Tiled splashbacks. Ceramic tiled flooring. Extractor fan. Fitted shelf into recess. Two shaver points. Radiator.

### Bedroom Three

11' 11" (max) x 8' 11" (max) (3.63m max x 2.72m max) Double glazed window to side aspect. Radiator.

### Bedroom Four

11' 9" x 8' 11" (3.58m x 2.71m) Double glazed window to rear. Radiator.

### Bathroom

Bathroom suite comprising double shower cubicle, low level WC and pedestal wash hand basin. Tiled splashbacks. Two shaver points. Radiator. Extractor fan. Obscure double glazed window to rear.

## OUTSIDE

### Front Garden and Carport

Raised flower and shrubs border enclosed by sleepers. Slate shingled area to side. Paved pathway to front door. Double five bar gate to enclosed paved parking area with EV charging point. Access to double garage.

### Rear Garden

Rear wrap around garden laid mainly to lawn with raised flower and shrubs borders with sleepers. Paved patio area. Overground brick pond with water feature and pergola over. Brick retaining wall to front. Security light. External water tap.

### Garage

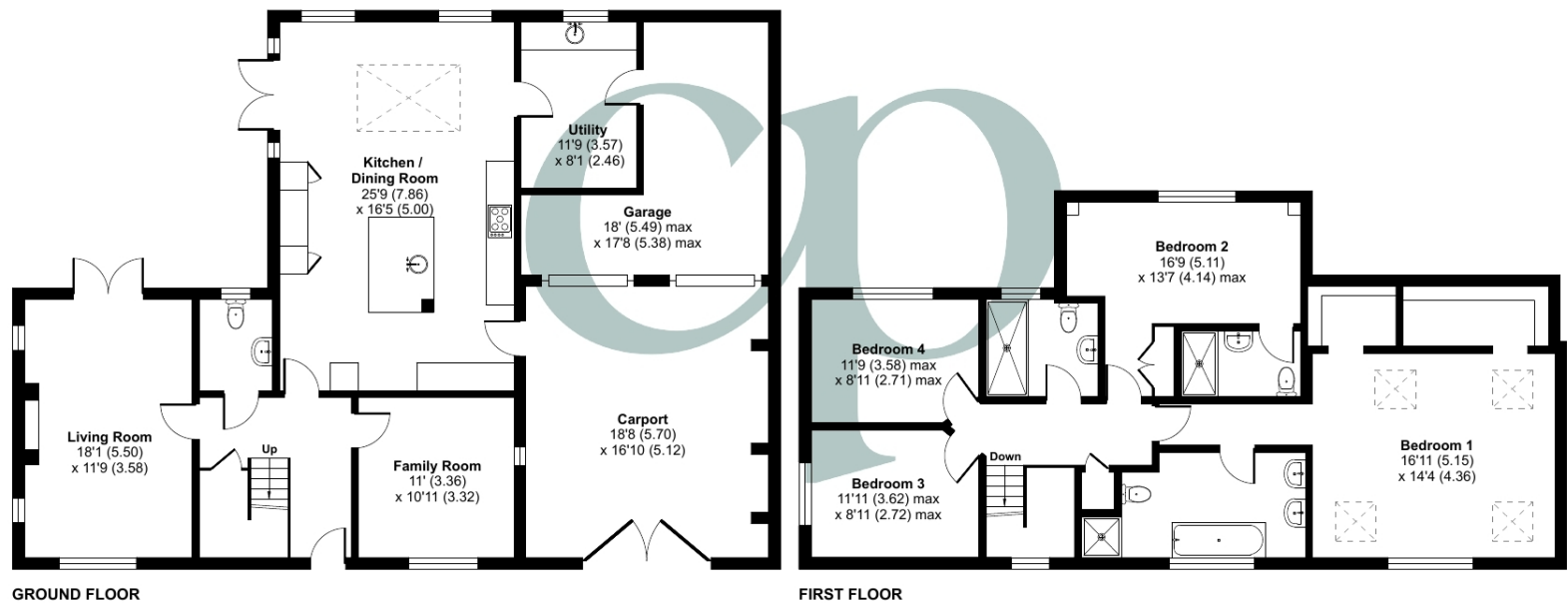
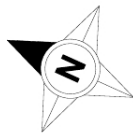
18' 0" (max) x 17' 8" (max) (5.49m max x 5.38m max) L shaped double garage with two up and over doors. Roof void storage. Power and light.



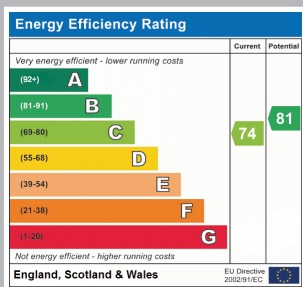




Approximate Area = 2099 sq ft / 195 sq m (excludes carport)  
Garage = 202 sq ft / 18.7 sq m  
Total = 2301 sq ft / 213.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Country Properties. REF: 1270710



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Viewing by appointment only

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