



Cedar Cottage  
1 Middlefield Lane | Henlow | Bedfordshire | SG16 6PJ

FINE & COUNTRY

# CEDAR COTTAGE

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### Step inside

Situated within the picturesque and desirable village of Henlow, this modern and exceptionally spacious five bedroom detached property offers north of 2,600 ft of internal living space whilst being situated on a large plot hosting an array of large outbuildings and stunning countryside views. A perfect home for a growing family!

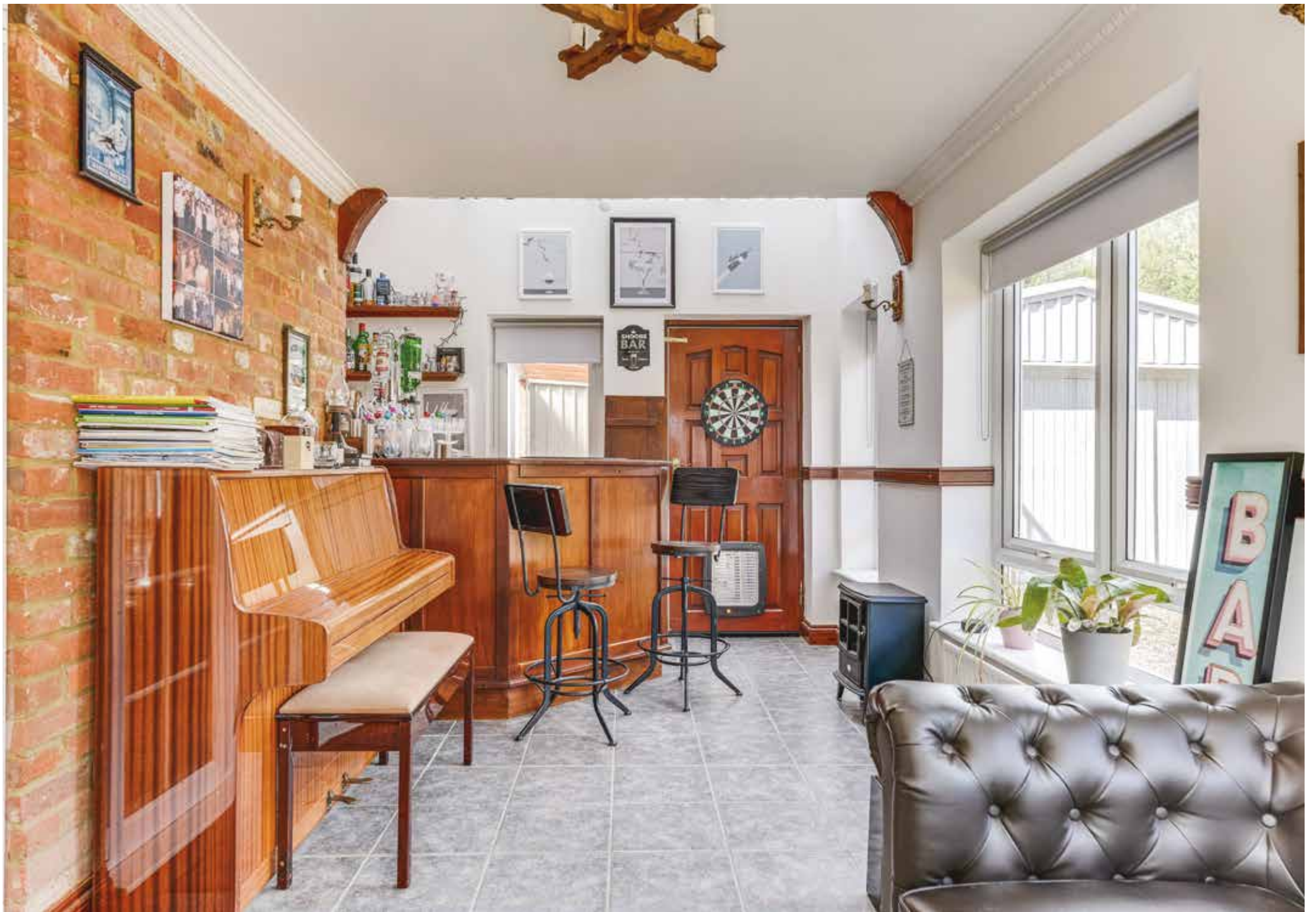
The spacious and welcoming entrance hall leads you through in to the ground floor accommodation. The ground floor comprises of four well-proportioned and beautifully presented reception rooms including the dining room/fifth bedroom, family room, and spacious primary living space with feature fireplace, bay window and doors leading through in to the bar! Each of the reception rooms are light and spacious and the ground floor is further complimented by the stylish and modern kitchen/diner spanning an impressive 31' with fully integrated appliances breakfast area. A utility room and four-piece bathroom completes the ground floor.

Heading upstairs to the first floor, you will find each of the four double bedrooms this modern residence has to offer. The master bedroom of which boasts an impressive en-suite and dressing room as well as built in wardrobes and dual aspect. Bedroom two benefits again with ensuite, built in wardrobes and dual aspect, while bedroom three offers a balcony space to take in the adjacent countryside views. A fourth bedroom with built in wardrobes and family bathroom completes the first floor.

Additionally, this property offers a cellar and store, ideal for storing your wine collection or converting in to an office or game room. The first floor of the property also offers fantastic potential to go in to the loft space to create an impressive room overlooking the countryside which surrounds this property.

































#### Step outside

Cedar Cottage is situated on over half an acre plot, surrounded by beautiful countryside views and walks.

Upon entry through the gated driveway, you are welcomed through in to the well maintained and established front gardens. There is parking available here as well as space further up behind the house as you continue up the driveway. The property also has a courtyard style garden behind the kitchen providing a secluded area while also providing access to the outbuildings.

To the rear/side of the property, the current owners have built a home office with electrics, lighting and composite decking area overlooking the fields, adjacent to which is a small secluded garden ideal for growing fruit and veg.

A real noteworthy feature of this estate are the multiple and sizeable out buildings. These offer large storage facilities perfectly suited for anyone running a business from home! These consist of several stores, garage, brick built store and a barn, currently utilized as a family entertainment room.

Situated to the far rear is a plot which would be suitable to build on STPP which would be easy to provide private access to.

#### About The Area:

Henlow is a pretty village that sits between the Hertfordshire/Bedfordshire border and is 6.7 miles north of Hitchin, 6.7 miles from Letchworth and 37 miles from London. Henlow has two highly regarded schools, three public houses and a fish and chip shop as well as a deli, tea room, post office and a local hair dressers. Champneys health spa is close by as well as the Lakeside fishing centre and campsite with the whole area surrounding being beautiful open countryside. It is therefore an Ideal place for dog walkers, cyclists and fitness enthusiasts. By road the A1 (M) is 5.3miles from the property linking London and Cambridge to the North. The nearest airport is London Luton which is 11 miles away with the M1 motorway at junction 10 is 12.9 miles both via the A505 and A1081. By rail, Arlesey station is just 1.5miles from the house and is connected to London Kings Cross east coast mainline and the fastest service to London Kings Cross takes just 28 minutes, to Cambridge takes 33 minutes and Peterborough, 38 minutes.









**Middlefield Lane**  
**Approximate Gross Internal Area**  
**250.20 sq m / 2693.13 sq ft**  
**(Excluding Garage & Outbuildings)**  
**Garage Area 38.90 sq m / 418.71 sq ft**  
**Outbuilding Area 166.30 sq m / 1790.04 sq ft**  
**Total Area 455.40 sq m / 4901.88 sq ft**



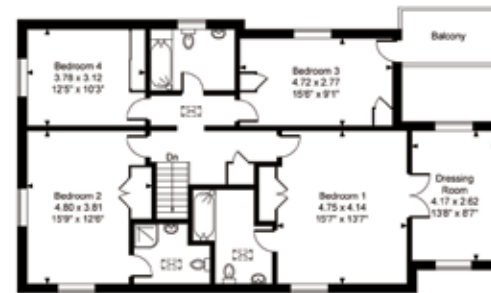
Outbuilding 2



Outbuilding 3



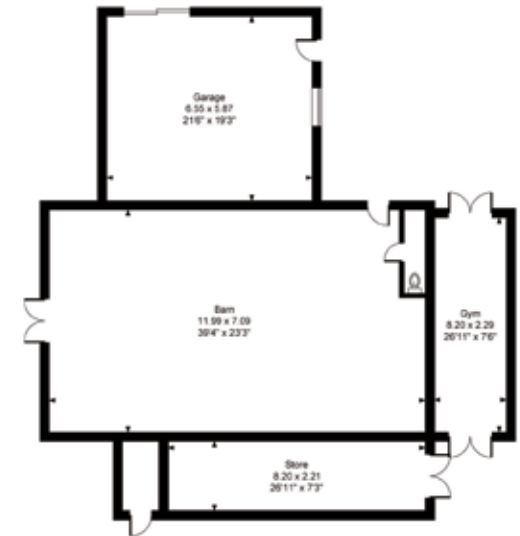
Ground Floor



First Floor



Lower Ground Floor



Outbuilding 1



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

Council Tax Band: G

Tenure: Freehold



Agents notes: All measurements are approximate 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 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. Printed





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