

# TALISMAN

PROPERTY AGENTS



Middlemarch, Fairfield, SG5 4JJ

Asking Price: £440,000



Bedroom x3



Reception x1



Bathroom x1



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## Key Features

- Chain free
- An exclusive development located in a prestigious location with extensive parklands
- An elegant three-bedroomed mews house, constructed in 2006 by Bryant Homes
- Only a stone's throw away from Bannatyne Health Club & Spa and beautiful parkland trails
- Situated within proximity of Arlesey Railway Station, which provides regular journeys to London Kings Cross in approximately 30-40 minutes
- Easy access to the A1/M1 motorways and all north London airports
- Luminous open-plan living space with French doors to the rear garden, and kitchen featuring an extensive range of integrated appliances
- Sleek tiled bathroom with vanity hand wash basin
- Private, south facing patio garden and allocated off-road parking for 2 cars
- Exclusive access to an exquisite communal garden, inspired by Italian courtyard gardens with water fountain and Pleached Hornbeams



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## Description

Nestled within the picturesque village of Fairfield is this quaint three-bedroomed mews house, which forms as part of an exclusive development from Bryant Homes. Constructed in 2006, this elegant home flaunts a sophisticated design with beautiful features, whilst presenting opportunities for sublime modern living with ideal open-plan living space and twin window placements, allowing natural light to flow effortlessly throughout. Approaching the house presents a highly prestigious feel, with a grand gated entrance, enclosure to bow top railings and meticulous lawns with pruned shrubbery and an elegant Cyprus tree. The property briefly comprises a luminous open-plan living area with a kitchen, possessing an extensive range of integrated appliances, and plenty of dining space too, along with lovely French doors which open out onto the private, south facing patio garden. And ascending the staircase to the first-floor, you will find three well proportioned bedrooms, with a sleek, three-piece tiled bathroom. Residing in this home grants exclusive access to the luscious communal garden, inspired by some of Italy's beautiful courtyard gardens, these grounds have been manicured meticulously, and are maintained with great care through the residents company. This exquisite garden presents a wonderful retreat for solitude, with gentle sounds of the trickling water fountain, thoughtful seating arrangements and lovely Pleached Hornbeams which surround the pathway. The property's additional benefits include allocated off-road parking for two cars and being just a stone's throw away from the Bannatyne Health Club & Spa and wonderful parkland trails.



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# Rooms & Dimensions

(Ground Floor)

## Entrance Hall

Radiator, wooden effect Karndean flooring, doors off to:

## Kitchen/Diner/Lounge

5.55m x 7.21m (nt) 4.99m (18' 3" x 23' 8") A luminous and incredibly spacious open-plan kitchen/dining and living area, featuring a wooden framed double glazed window to rear aspect and twin windows to front aspect, wooden framed double glazed French door leading to the patio garden, staircase leading to the first floor accommodation, understairs storage cupboard, two radiators and wooden effect Karndean flooring. the kitchen section of the space features tiled flooring and an extensive range of matching base and eye level units with complimentary worktops over, and comprises a one and a half bowl stainless steel sink unit with mixer tap, a cupboard housing the gas fired combination boiler, built in 'Bosch' electric oven with newly installed four-ring induction hob, built in fridge/freezer and 'Bosch' dishwasher and washing machine

## Cloakroom

0.93m x 1.94m (3' 1" x 6' 4") Two-piece suite comprising WC, pedestal hand wash basin, extractor fan, housed fuse box, radiator and wooden effect Karndean flooring.

(First Floor)

## Staircase & landing

Airing cupboard, loft hatch, fitted carpet and doors off to:

## Principal Bedroom

3.24m x 3.28m (10' 8" x 10' 9") Twin wooden framed double-glazed windows to front aspect, built in double door wardrobe, radiator and fitted carpet.

## Bedroom Two

2.93m x 3.08m (9' 7" x 10' 1") Twin wooden framed double-glazed windows to rear aspect, radiator and fitted carpet.

## Bedroom Three

2.22m x 2.54m (7' 3" x 8' 4") Wooden framed double-glazed window to rear aspect, radiator and fitted carpet.

## Bathroom

1.68m x 2.18m (5' 6" x 7' 2") This rather sleek three-piece bathroom suite is tiled to both the walls and floor and comprises an obscured wooden framed double-glazed window to front aspect, recessed ceiling lights, extractor fan, panel bathtub with shower over, white vanity hand wash basin with mixer tap, WC and white towel radiator.

(Externally)

## Rear Garden

A south facing private patio garden enclosed sophisticatedly to ball top railing and containing a timber tool shed, external power point, borders with established trees, flowers and shrubbery, and gate leading to the formal communal garden.

## Communal Garden

Discover the exquisite and Italian courtyard inspired communal garden. Accessible from the private patio garden, these grounds exude refined elegance, the centrally positioned water fountain gently trickles throughout the day, and Pleached Hornbeams enclose the pathway in majestic fashion. This manicured garden is well kept and laid primarily to lawn with established benches surrounding the fountain, lantern pillar lights and sculpted hedges, making for a truly blissful and exclusive retreat.

## Off-Road Parking

Around to the side of the cottages is a dedicated off-road parking area with two allocated spaces belonging to the property. Near to the parking area is also a sheltered communal bin store.



## Front

The front of the property exudes charm and elegance with its beautiful porch entrance and manicured greenspaces with pruned Cyprus, hedges and shrubs. The front also features a patio walkway, outdoor wall light lantern and further communal greenspace which is elegantly enclosed to black bow top railing with gated entry.





## Agent's Notes

- Gas fired combination boiler installed in 2016 with roughly 1-year left on the warranty
  - The induction hob is less than a year old and was installed in January 2025
    - The loft space is insulated and partially boarded with light
    - A service charge of £744 PA is paid to the resident's company
    - Council Tax Band: D (£2,330.51) (Central Bedfordshire Council)
      - EPC: TBC















## Location

An abundance of manicured greenspaces surround the homes on this unique development, and are consistently maintained through the resident's company to achieve continuity and a flourishing appearance. Originally known as Fairfield Park, Fairfield is a village and civil parish located on the border of Bedfordshire and Hertfordshire, renowned for its vast parklands and breath-taking nature, with amazing trails around the Blue Lagoon and Green Lagoon, period inspired homes and tranquil lifestyle. The village offers a wealth of amenities and luxury facilities such as a Tesco Express, Bannatyne Health Club & Spa, Eden Hair & Beauty Salon, The Pavilion Café, The Blue Lagoon Angling club and Sailing Club, Fairfield Cricket & Bowls Club and Fairfield Community Hall, which provides the perfect hub for community meetings, hosting events and clubs. There is also an outstanding lower school in the village, along with other highly rated schools in proximity, in addition to a variety of secure children's play parks. The village is also centrally located for easy access to the major road links such as the A1 and M1 motorways for heading into London and Cambridge, as well as Bedford and Milton Keynes, with the nearest trainline being Arlesey Railway Station, which provides regular commutes to London Kings Cross circa 30-40 minutes.

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# Middlemarch, Fairfield, Hitchin, SG5 4JJ

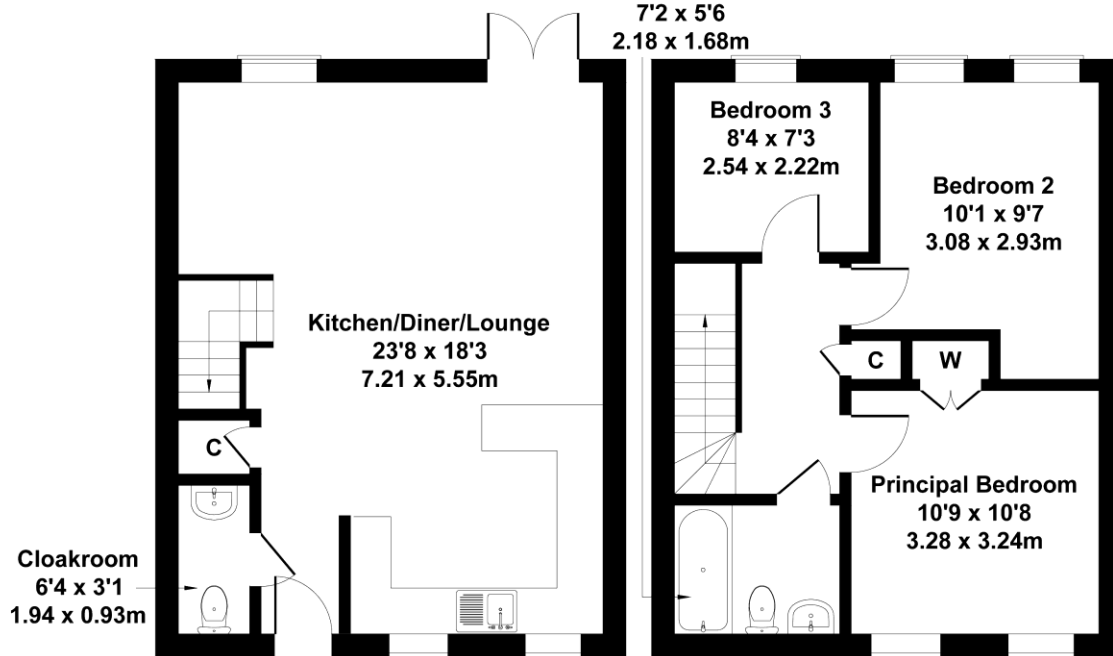
Approximate Gross Internal Area

861 sq ft - 80 sq m

Bathroom

7'2 x 5'6

2.18 x 1.68m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025

**For Illustrative Purposes Only.**

To arrange a viewing, please contact Talisman Property Agents

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