



Hillcrest

Church Road, Sundon,
Bedfordshire, LU3 3PB
Offers Over £1,750,000

COUNTRY PROPERTIES
PART OF HUNTERS
EXCLUSIVE

Set within a semi-rural location and enjoying views across countryside, this detached family residence is set on a generous plot totalling approx. 15.4 acres (subject to survey) and features an impressive 5300 sq.ft of accommodation (approx.) There are five separate receptions including an impressive 35ft (max) drawing room with sitting and dining areas, attractive fireplace and direct access to both the family room and conservatory (providing a wonderful multi-room entertaining space), sitting room which offers a cosy, informal area to relax, dual aspect study and a 31ft games room. There are five double bedrooms to the first floor, all of which have en-suite facilities. The formal gardens wrap around the property and incorporate dual driveways with extensive parking and a yard with hardstanding plus garaging for up to 14 vehicles. The property also has the benefit of solar panels. EPC Rating: E.

- Semi-rural location with countryside views
- Over 5,300 sq.ft of accommodation
- Five bedrooms, all with en-suite facilities
- Fitted kitchen plus utility
- Set on a plot totalling approx. 15.4 acres
- Extensive parking with garaging
- Five separate receptions
- Solar panels (owned outright)



The village of Sundon is nestled within Bedfordshire countryside, with nearby Sundon Hills Country Park offering magnificent views towards Sharpenhoe Clappers. There is a Lower School with nursery unit within the village, along with a village hall and public house. Both Harlington and Leagrave mainline rail stations, providing a service to St Pancras International, are within 2.6 miles, whilst M1 (J11A) is approx. 1.5 miles.

GROUND FLOOR

ENTRANCE PORCH

Accessed via part opaque double glazed double doors. Opaque double glazed windows to front and side aspects. Two radiators. Tiled floor. Door to:

ENTRANCE HALL

Stairs to first floor landing. Radiator. Three built-in storage cupboards (one housing gas fired boiler - Installed 2022). Doors to sitting room, study and cloakroom/WC. Multi pane glazed double doors to kitchen, games room and to:

DRAWING ROOM

Walk-in bay with double glazed windows to side aspect. Feature cast iron fireplace housing living flame effect gas fire. Three radiators. Picture rail. Multi pane glazed double doors to family room. Double glazed sliding patio door with matching sidelights to:

CONSERVATORY

Double glazed windows and French doors to garden. Floor tiling. Power and light.

FAMILY ROOM

Dual aspect via two double glazed windows to front and double glazed window to side. Three radiators.

SITTING ROOM

Walk-in bay with double glazed windows to front aspect and window seat with storage below. Feature fireplace housing living flame effect gas fire. Radiator. Picture rail.

STUDY

Dual aspect via double glazed windows to front and side. Two radiators.

KITCHEN

Two double glazed windows to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Wall and floor tiling. Space for fridge/freezer, dishwasher and cooker (with extractor above). Island unit providing additional storage. Radiator. Serving hatch to drawing room. Radiator. Door to:

UTILITY ROOM

Double glazed window to rear aspect. Part double glazed door and window to side aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Wall and floor tiling. Space for two freezers, two washing machines and tumble dryer. Wine rack. Radiator.

CLOAKROOM/WC (1)

Two piece suite comprising: WC with concealed cistern and wash hand basin with mixer tap and storage cupboard beneath. Wall tiling. Radiator. Extractor.

GAMES ROOM

Dual aspect via two double glazed windows to side and two double glazed windows to rear. Feature open fireplace. Three radiators. Door to:

REAR LOBBY

Wall tiling. Radiator. Cupboard housing gas and electric meters and fuse box. Part glazed door to rear aspect. Door to:



CLOAKROOM/WC (2)

Two piece suite comprising: WC with concealed cistern and wash hand basin with mixer tap and storage cupboard beneath. Wall tiling. Heated towel rail. Extractor.

FIRST FLOOR

LANDING

Double glazed window to front aspect. Radiator. Picture rail. Built-in storage cupboard, airing cupboard and wardrobe with sliding doors. Doors to all bedrooms.

BEDROOM 1

Dual aspect via walk-in bay with double glazed windows to front and two double glazed windows to side. Two radiators. Picture rail. Hatch to loft. Door to:

EN-SUITE BATH/SHOWER ROOM (1)

Opaque double glazed window to side aspect. Four piece suite comprising: Double-ended bath, shower cubicle with wall mounted shower unit, WC with concealed cistern and wash hand basin with mixer tap. Fitted storage. Wall tiling. Radiator.

BEDROOM 2

Dual aspect via double glazed windows to front and side. Picture rail. Radiator. Door to:

EN-SUITE BATHROOM (2)

Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and wall mounted wash hand basin with mixer tap. Wall tiling. Fitted storage. Hatch to loft. Heated towel rail.

BEDROOM 3

Dual aspect via double glazed windows to side and rear. Radiator. Door to:

EN-SUITE BATHROOM (3)

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall tiling. Radiator.

BEDROOM 4

Double glazed window to side aspect. Radiator. Built-in wardrobe/storage. Door to:

EN-SUITE SHOWER ROOM (4)

Opaque double glazed window to rear aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin. Radiator.

BEDROOM 5

Double glazed window to rear aspect. Radiator. Built-in wardrobe/storage. Door to:





EN-SUITE SHOWER ROOM (5)

Opaque double glazed window to rear aspect.
Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin. Radiator.

OUTSIDE

GARDENS

The mainly lawned gardens extend around the property and feature a variety of established trees and shrubs, patio seating areas, cold water taps, outside lighting, an ornamental pond and garden shed. This area being approx. 1.5 acres (including the property and outbuildings).

ACREAGE

The property is to be sold with the benefit of adjoining land of approx. 13.9 acres, giving a total plot size of approx 15.4 acres (subject to survey). Please note there is a footpath running partially across and alongside the plot.

GARAGING & OFF ROAD PARKING

There are two vehicular access points from Church Road, one at either side of the property. The main visitor entrance leads to driveway parking for numerous vehicles and a timber double garage with power and light, whilst the second gated access leads to a further driveway with yard beyond providing additional parking for numerous vehicles and a range of garages (with power and light) and useful outbuildings including a block of three timber garages, a block of three brick-built garages, three individual garages (including one double and one with inspection pit), brick-built store/workshop, brick-built barn with attached workshop and timber stable with three stalls.

Current Council Tax Band: F(i).

WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;
Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

Details of the solicitor/conveyancer acting for you in your purchase.

A signed copy of our Supplier List & Referral Fee Disclosure Form.

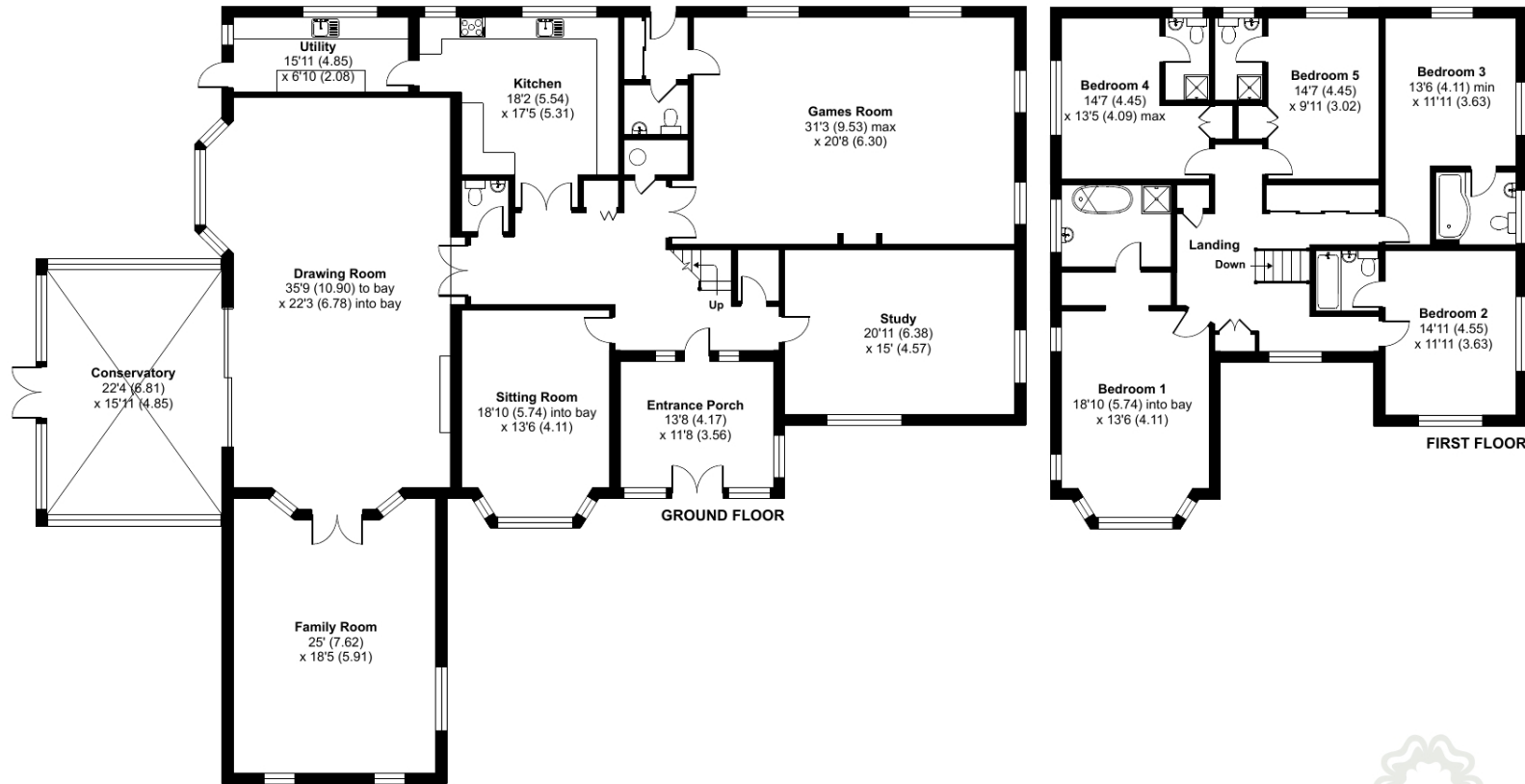
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



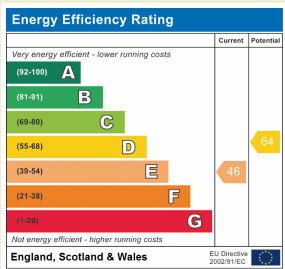


Approximate Area = 5339 sq ft / 496 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Country Properties. REF: 952483



All measurements are approximate and quoted in metric with imperial equivalents 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 and 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.

Viewing by appointment only

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