



Pegsdon Way

, Pegsdon,
Bedfordshire, SG5 3JX
Guide Price £1,250,000

country
properties

Set within the rolling hills of the Bedfordshire countryside is this simply wonderful four bedroom detached family home which is situated on a plot of approximately 0.28 of an acre. The property also comes with the benefit of an additional and separate annex.

The accommodation commences with a welcoming entrance hall offering both storage and the downstairs cloakroom to the left is an amazing sitting room with triple aspect windows, a feature log burning stove and double doors leading out to the rear garden. The second reception room comes in the form of the dining room which leads seamlessly through to the kitchen diner and ultimately the garden room. The beautiful country style kitchen offers a range of work surfaces, fitted appliances and ample storage. A beautiful feature of this property is the outstanding garden room. This looks wonderfully over and provides access to the rear garden. It features a wood burner giving a great cozy feel. This floor is completed with a utility room and ample storage. On the first floor are four superb bedrooms. The principal bedroom boasts dual aspect windows a range of fitted wardrobes and a three piece en suite. There is also a further bedroom featuring an en suite and a large family bathroom.

The separate annex is a superb building with a generous sitting room, and three piece shower room suite. On the first floor is again a generous bedroom with ample storage options. There is also a storage outbuilding to the side.

The garden wraps around the house, there are two lovely patio areas ideal for entertaining and a generous lawn area enclosed by planted borders, flower beds and mature trees. There is gated vehicle access leading through to the carport providing ample off road parking.

Pegsdon is a hamlet located in the Central Bedfordshire district of Bedfordshire, England. It is part of the Shillington civil parish, and is almost encircled by the county border with Hertfordshire. Pegsdon Hills are located south and east of Pegsdon. They form the north-eastern end of the Chiltern Hills. Nearby Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

- A beautiful four bedroom detached family home
- Set in an idyllic location with views over rolling countryside
- Additional one bedroom annex
- Separate reception rooms and beautiful garden room
- En-suites to two bedrooms and family bathroom
- Wonderful cottage style kitchen and utility room
- NO ONWARD CHAIN

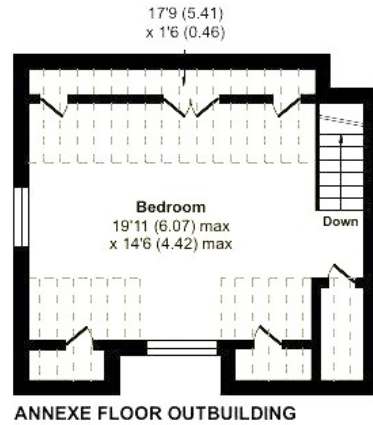




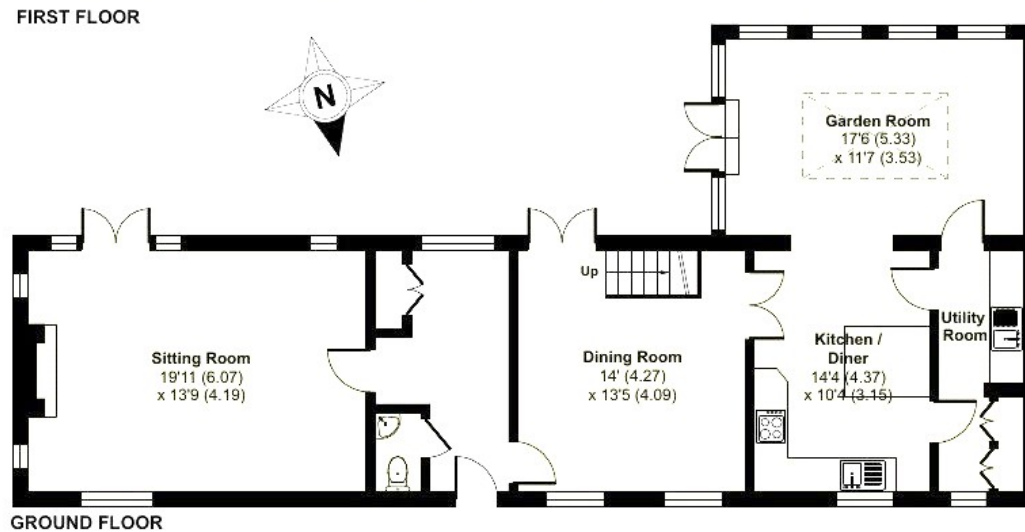
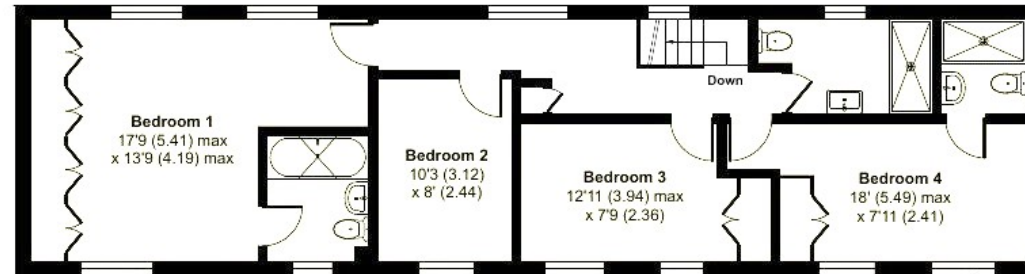


Approximate Area = 1887 sq ft / 175.3 sq m
 Annexe = 618 sq ft / 57.4 sq m
 Limited Use Area(s) = 177 sq ft / 16.4 sq m
 Total = 2682 sq ft / 249.1 sq m

For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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