



## 6, The Pastures

Upper Stondon,  
Bedfordshire, SG16 6QB  
£925,000

COUNTRY PROPERTIES  
PART OF HUNTERS



This stunning 4 bedroom home has undergone complete refurbishment throughout with a high specification and attention to detail - set in a small close of just 6 similar properties this beautiful home is not to be missed.

- Superb presentation throughout - just move in!
- Master bedroom with feature vaulted ceiling and a range of fitted bedroom furniture
- Double garage with remote control roller door and workshop to side
- Offered with no upward chain
- CCTV system to remain and Cat 5 cabling
- Underfloor heating to the ground floor accommodation
- Bedrooms 1 & 2 both with contemporary en-suites
- Landscaped (approx 97ft) rear garden - a great space for entertaining and alfresco dining
- Exterior updated with colour matching UPVC fascia, soffits and guttering
- Stylish and contemporary 21 ft kitchen/diner with integrated appliances



## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor with understairs storage cupboard. Tiled flooring with underfloor heating. Exposed wall and ceiling beams. Doors into lounge, cloakroom, study and kitchen/dining room.

### Cloakroom

Suite comprising low level flush wc and vanity wash hand basin with cupboard under. Tiled walls to dado height. Tiled flooring with underfloor heating. Alarm control panel. Obscure double glazed window to front.

### Study

14' 9" x 8' 11" (4.50m x 2.72m) Dual aspect room with double glazed windows to side and front. Underfloor heating.

### Living Room

23' 0" x 14' 0" (7.01m x 4.27m) Dual aspect room with double glazed window to front and bi-folding doors opening onto the rear garden. Underfloor heating. Exposed wall and ceiling beams. Wall lights. Feature brick inglenook style fireplace with inset shelving and wood burning stove.

### Kitchen/Dining Room

21' 10" x 10' 0" (6.65m x 3.05m) A comprehensive range of wall and base units with quartz worktop and upstands with tiled splashbacks. Inset butler sink with swan neck mixer tap over. Built-in Neff electric double oven and Bosch induction hob with remote control inset extractor. Space for American style fridge freezer. Two built-in wine coolers. Breakfast bar with ornate lighting. Ceramic tiled flooring with underfloor heating. Double glazed box window to rear and double glazed bi-folding doors opening onto the rear garden. Integrated sweep vac. Door into utility room.

14' 7" x 11' 4" Dining Area: Continuation of tiled flooring with underfloor heating. Feature rotating stove. Two double glazed windows to side.

### Utility Room

9' 11" x 5' 8" (3.02m x 1.73m) A range of wall and base units with Corian worksurfaces and inset stainless steel sink with drainer and swan neck mixer tap over. Tiled splashbacks. Space and plumbing for washing machine and tumble dryer. Tiled flooring with underfloor heating. Double glazed window to side. Door to side providing access to the front and rear.





## FIRST FLOOR

### Landing

Double glazed window on half landing. Exposed wall and ceiling beams. Airing cupboard housing pressurised hot water cylinder with shelving. Radiator. Doors to all rooms.

### Bedroom 1

27' 4" x 18' 11" (8.33m x 5.77m) Vaulted ceiling with exposed wall and ceiling beams. A range of fitted furniture to include wardrobes, dressing table, drawer units and bedside cabinets. Dual aspect room with double glazed windows to rear and side. Access to loft space. Eaves storage space. Integrated audio system. Two radiators. Door into:

### En-Suite Bathroom

Five piece suite comprising jacuzzi bath, double shower cubicle, low level flush wc with concealed cistern and 'his' and 'hers' basins with cupboards under. Heated towel rail. Ceramic tiled flooring. Underfloor heating. Integrated TV. Vaulted ceiling with exposed beams and inset lighting. Obscure double glazed window to side.

### Bedroom 2

18' 11" x 13' 11" (5.77m x 4.24m) Dual aspect room with double glazed window to front and rear. Built-in wardrobe. Two radiators. Exposed wall and ceiling beams. Door into:





### En-Suite Shower Room

Suite comprising shower cubicle, wash hand basin, low level flush wc with concealed cistern. Heated towel rail. Fully tiled and ceramic tiled flooring.

### Bedroom 3

12' 5" x 10' 7" (3.78m x 3.23m) Double glazed windows to front and side. Radiator. Built-in wardrobe with hanging rail.

### Bedroom 4

10' 10" x 8' 7" (3.30m x 2.62m) Double glazed window to front. Radiator. Built-in wardrobe.

### Family Bathroom

Four piece suite comprising corner bath, low level flush wc with concealed cistern, vanity wash hand basin with cupboard under and double shower cubicle. Fully tiled walls and ceramic tiled walls. Heated towel rail. Exposed beams. Shaver point. Obscure double glazed window to side.

## OUTSIDE

### Front Garden

Laid to lawn with central pathway to front door. Up/down lighters. Gated access to rear. Shingled driveway providing off road parking for two cars.

### Rear Garden

Large paved patio with steps up to lawn with raised shrub borders and further conifer screening to rear. Outside lighting and cold water tap. Fully enclosed with gated access to front.

### Double Garage

18' 3" x 16' 6" (5.56m x 5.03m) Detached garage with remote control up and over door with power/light connected. Roof storage space. Service door to side.

### Workshop

18' 0" x 5' 6" (5.49m x 1.68m) Lighting and roof storage space.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



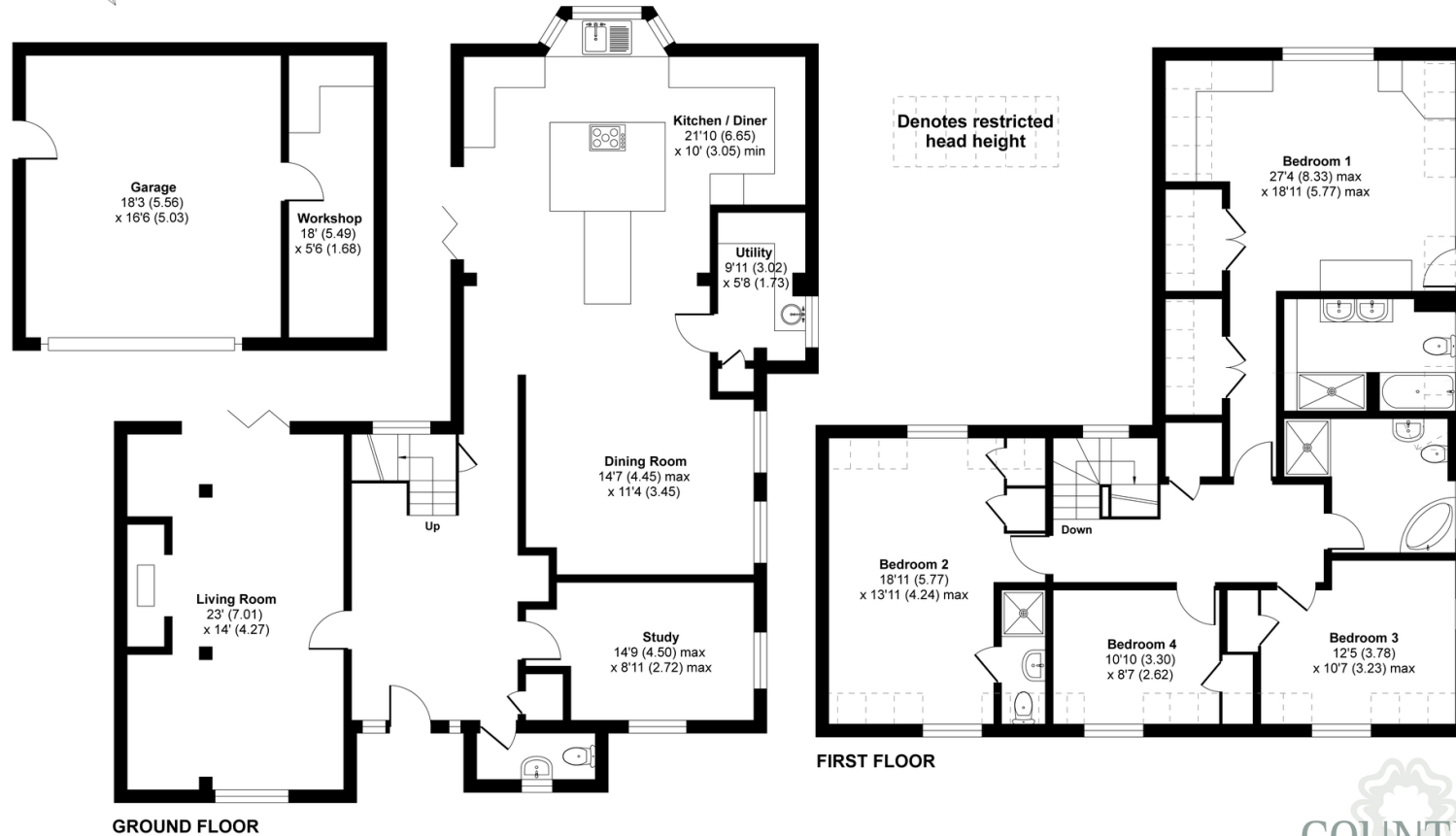






Approximate Area = 2723 sq ft / 254 sq m (includes garage)  
 Limited Use Area(s) = 166 sq ft / 15 sq m  
 Outbuilding = 100 sq ft / 9 sq m  
 Total = 2989 sq ft / 278 sq m

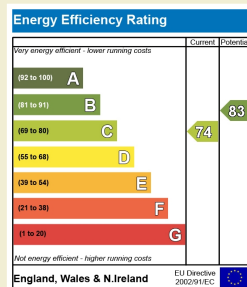
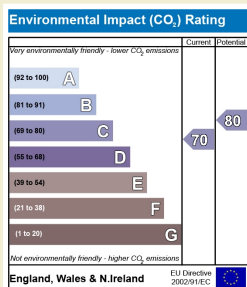
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Viewing by appointment only

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