



Riverside Barn, Poppy Hill, Henlow, Bedfordshire SG16 6BZ  
Guide Price £1,975,000 Freehold

Satchells





# Introduction

Set in an idyllic rural setting on the edge of Henlow village, this newly built, chain free home offers excellent privacy, tucked well away within its stunning plot of approximately 7 acres.

Designed with minimal impact to the natural surroundings, this stylish detached single storey home extends to approximately 312 sqm with 360 degree views of the plot and countryside. The versatile living space has both been thoughtfully designed and fitted to a high standard with underfloor heating, air source pump, water treatment plant, sound insulated walls and ceilings. Large skylights enhance light flow throughout the building. Wooden flooring to hall, vast kitchen family room, living room and study.

Accessed via Coach Road, adjacent to 'Champney's' health spa and gym. This property is very much about its unique setting and grounds, a five bar gate with long driveway and 300 metres of picturesque river 'Ivel' frontage to its side boundary. GOV.UK assess the area as very low risk of flooding from both river and surface water.

The surrounding countryside offers miles of stunning walks to discover, with the added benefit of being approximately 1.5 miles walk away from Arlesey rail station.

## Step Inside

A unique and stylishly designed detached single storey residence. The property is approximately 312 sqm of accommodation with views to all sides of the private grounds.

Designed with minimal impact to the natural surroundings, the light and spacious accommodation has been cleverly designed and fitted to a high standard throughout with underfloor heating, air source heat pump, water treatment plant, and sound insulated walls.

The accommodation comprises: Large 'L' shaped reception hall with attractive engineered oak flooring, an impressive kitchen/dining/family room with bi-fold doors to the grounds, separate living room and useful utility and cloakroom.

The bedrooms are located off of a separate hallway, all of which are served by their own en-suites. The principal suite is completed with an en-suite bathroom, a dressing area with built-in wardrobes and a dressing room/study.







# Step Outside

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Riverside Barn is accessed via a right of way over a private access road, adjacent to 'Champney's' health spa and gym. The grounds benefit from 300 metres of picturesque river 'Ivel' frontage to its side boundary. The plot is approximately 7 acres in total, the majority of which is agricultural. Designated garden land of about 0.65 acre is attached to the property.

## About the area

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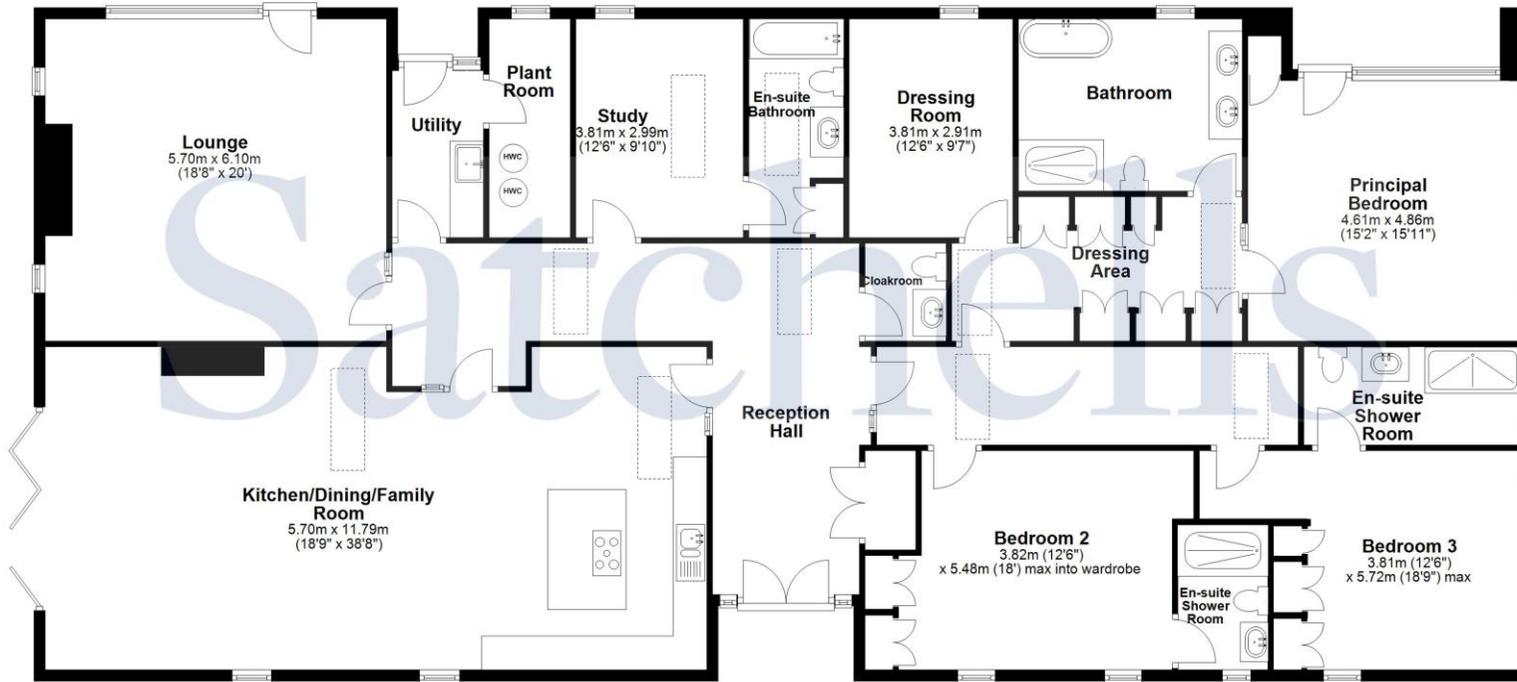
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Henlow village is a short walk with its convenient amenities including Champneys spa and gym, The Crown public house, The Five Bells public house and The Engineers Arms public house, all offering an array of popular beverages and food. Schools in the village are as follows: Raynsford Church of England Academy and Henlow Church of England Academy.

Henlow Park Pavilion is a short walk from the property and often hosts various events and clubs. The grounds surrounding the pavilion are also used for sporting events and include a park and social events including Henlow EAT Feast.



Ground Floor



For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate. Plan produced using PlanUp.



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