



Harrier Mill

Henlow,
Bedfordshire, SG16 6BQ
Offers in Excess of £750,000

country
properties

This exceptional 6-double bedroom home in the highly desirable village of Henlow boasts breathtaking views over open farmland and offers superb living spaces throughout. The heart of the home is the large, stylish kitchen/dining family room, designed with entertaining in mind, featuring sleek finishes and bi-fold doors that open onto the rear garden providing excellent indoor-outdoor flow. With six generously sized double bedrooms, meticulous attention to detail, and outstanding presentation, this property perfectly combines modern luxury with countryside charm, making it an ideal family home and great for entertaining guests.

- Spacious 25ft (max) open plan Kitchen, dining and family room with Bi-fold doors onto the garden
- Quiet cul de sac location in the popular village of Henlow, with field views and walks on your doorstep. Just a short walk from local amenities including 2 local pubs
- Local amenities include: 2 well regarded public houses, village store and Champney's health spa . Plus more amenities just a short commute away.
- Offered in immaculate condition, just move in!
- Tandem garage with power and light and gated off road parking
- A short countryside walk (approx. 30 mins) to Arlesey mainline station.. (38 mins to London St Pancras)



INTERNAL

GROUND FLOOR

Entrance Hall

Herringbone style wood effect flooring. Stairs raising to first floor. Radiator. Doors into living room, study/dining room, cloakroom and kitchen/dining/family room. Understairs storage cupboard.

Living Room

16' 1" (to bay) x 11' 7" (max) (4.89m to bay x 3.53m max) Double glazed walk in bay window to front with fitted shutters. Two radiators. Feature fireplace with stone surround and hearth and coal effect gas fire.

Study/Dining Room

12' 4" (into bay) x 8' 10" (max) (3.76m into bay x 2.69m max) Double glazed walk in bay window to front with fitted shutters. Radiator.

Cloakroom

Low level WC. Vanity wash hand basin with tiled splashbacks. Obscured double glazed window to side. Ceramic tiled flooring. Radiator.

Kitchen/ Dining/ Family Room

25' 7" (max) x 21' 2" (max) (7.79m max x 6.45m max) A range of wall and base units with Quartz worksurfaces over and Quartz upstands. Built in Neff glide and slide double oven and grill. Built in Neff induction hob with extractor hood over and Quartz splashback. Central peninsula with inset ceramic sink unit with swan neck mixer tap over. Quartz worksurfaces. Integrated dishwasher. Cupboard units with breakfast bar. Two kickboard heaters. Space for American style fridge/freezer. Two vertical radiators. Two wall lights. Two roof lantern windows. Herringbone style wood effect flooring. Bi-fold doors onto rear garden.

Utility Room

A range of wall and base units with worksurfaces over. Tiled splashbacks. Space and plumbing for washing machine. Space for tumble dryer. Herringbone style karndean flooring. Wall mounted gas boiler enclosed in cupboard.

FIRST FLOOR

Landing

L shaped landing with vaulted ceiling. Two radiators. Stairs rising to second floor. Double glazed window to front. Two wall lights. Airing cupboard housing mega flow hot water tank and shelving.



Bedroom One

15' 6" x 11' 7" (4.72m x 3.54m) Double glazed window to rear. Radiator. A range of built in wardrobes. Door to En Suite.

En Suite to Bedroom One

Shower cubicle. Low level WC. Vanity wash hand basin. Tiled splashbacks. Radiator. Ceramic tiled flooring. Shaver point. Extractor fan. Obscured double glazed window.

Bedroom Four

11' 7" x 11' 2" (3.52m x 3.41m) Double glazed window to front with views over open farmland. Radiator. Built in storage.

Bedroom Five

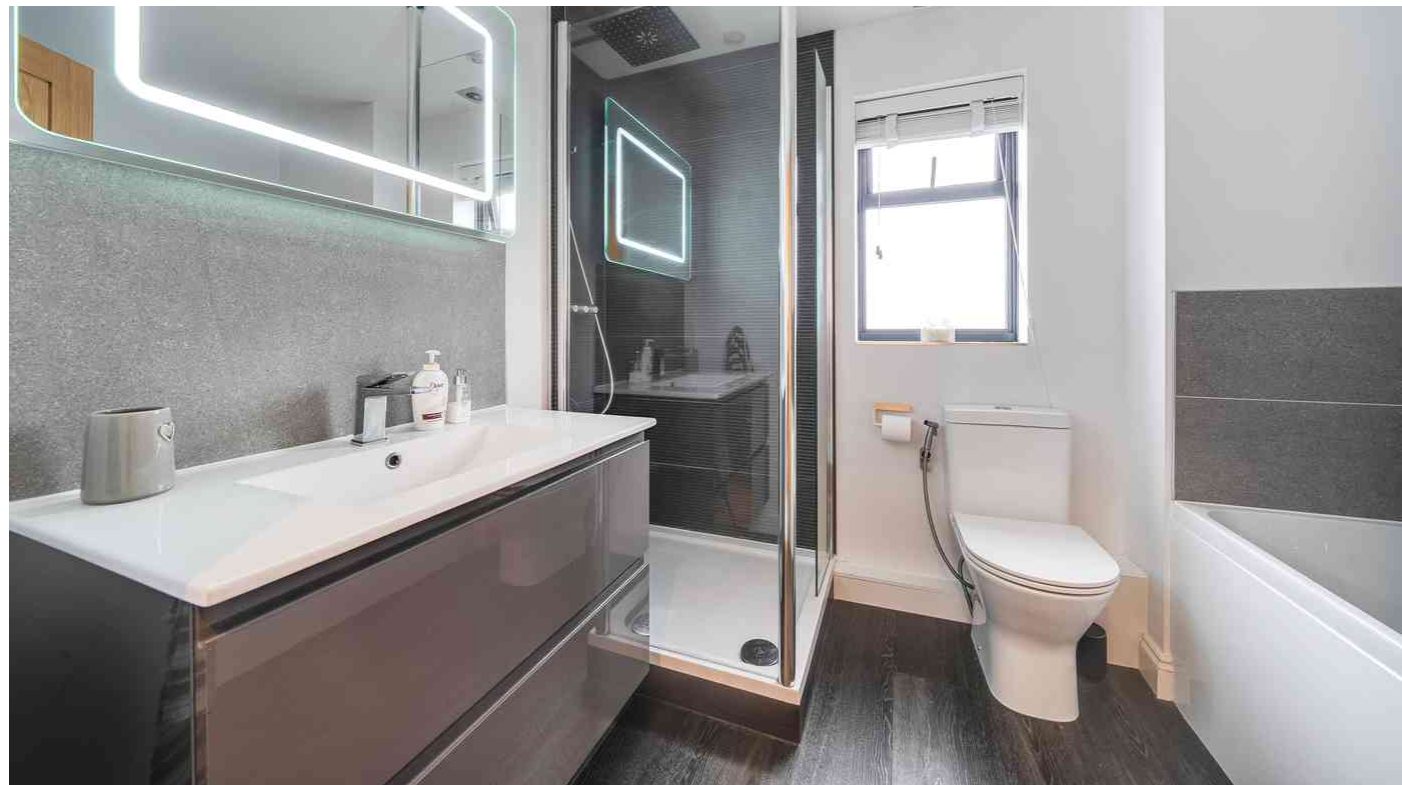
14' 8" x 8' 11" (4.46m x 2.73m) Double glazed window to front with views over open farmland. Built in wardrobes.

Bathroom

Four piece bathroom suite comprising panel enclosed bath tub with telephone shower mixer attachment over, low level WC and vanity wash hand basin with tiled splashback. Double shower cubicle with rainfall shower head. Obscured double glazed window to rear. Extractor fan. Wood effect flooring. Heated towel rail.

Bedroom Six

10' 8" x 9' 1" (3.25m x 2.78m) Double glazed window to front with views over open farmland. Radiator.



SECOND FLOOR

Second Floor Landing

Currently used as an office area. Velux window to rear with fitted shutter. Loft access.

Bedroom Two

12' 10" (into bay) x 11' 10" (max) (3.91m into bay x 3.60m max) Double glazed window to front. Radiator. Door to En Suite.

En Suite to Bedroom Two

Shower cubicle. Low level WC with enclosed concealed cistern and fitted storage units. Vanity wash hand basin. Radiator. Ceramic tiled flooring. Shaver point. Extractor fan. Velux window with fitted blind to rear.

Bedroom Three

18' 6" (into bay) x 9' 0" (max) (5.63m into bay x 2.75m max) Double glazed window to front with views over open farmland. Velux window with fitted blinds to rear. Eve storage.

OUTSIDE

Front Garden

Paved pathway to front door with shrub borders.

Rear Garden

Rear garden laid mainly to lawn. Composite decked area. Paved patio area with raised flower and shrubs borders. Enclosed by a low brick wall with feature lighting. Further composite decked patio with feature lighting and power points. Service lights. Service door to garage. Gated access to parking area.

Garage

Tandem garage with up and over door. Power and light.

Storage Room/Games Room

8' 6" x 7' 1" (2.59m x 2.17m) To rear of the garage. Multi pane double doors. Wood effect flooring. Roof and wall light and power.

Parking

Gated paved carport area with parking space for one to two cars. External water tap.





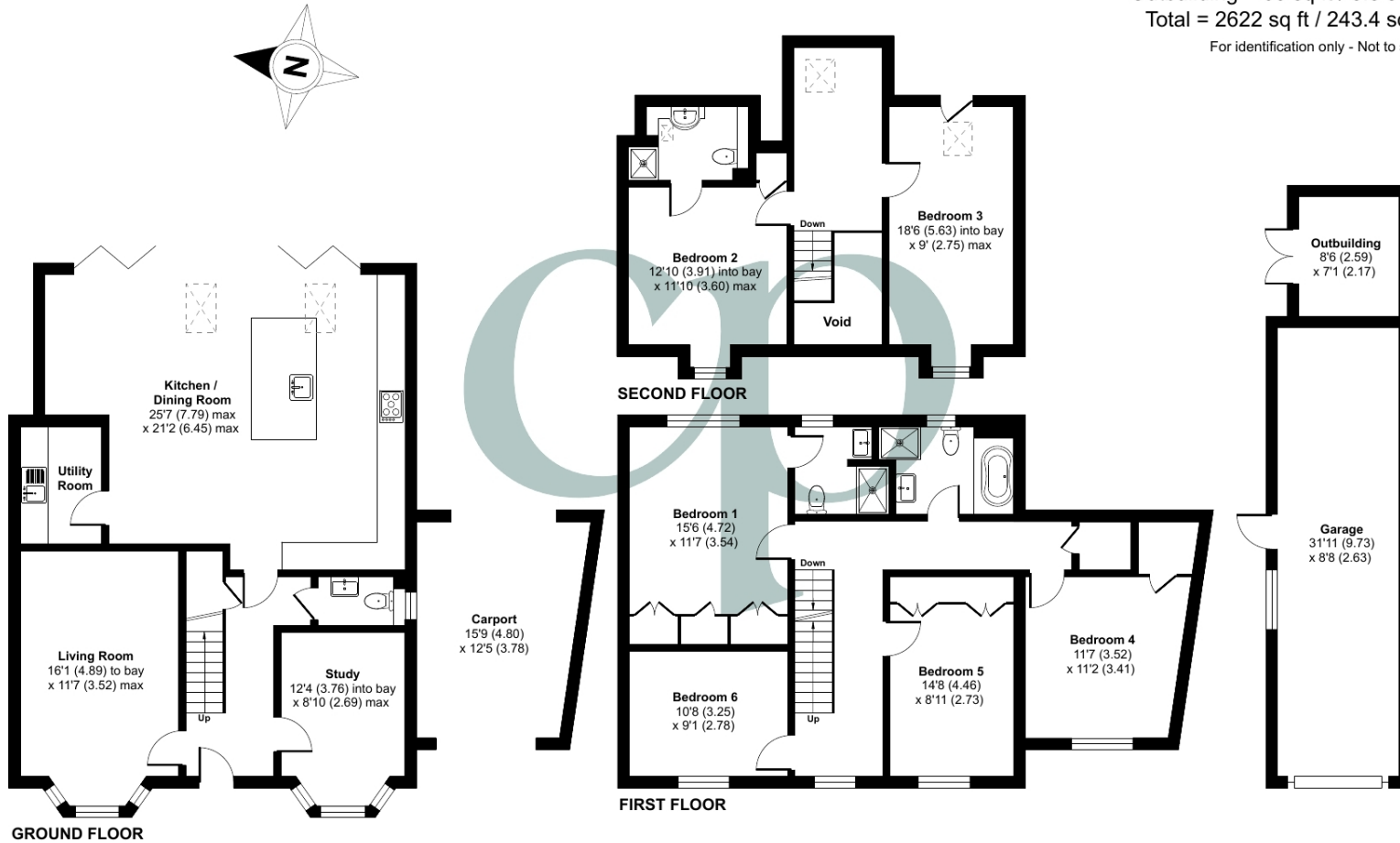
Approximate Area = 2287 sq ft / 212.4 sq m (excludes carport & void)

Garage = 275 sq ft / 25.5 sq m

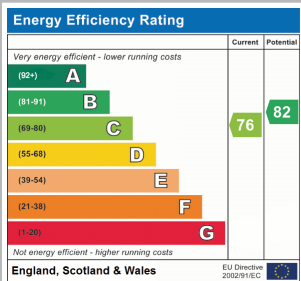
Outbuilding = 60 sq ft / 5.5 sq m

Total = 2622 sq ft / 243.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Country Properties. REF: 1236676



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Viewing by appointment only

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