



Stunning four bedroom detached former flour mill finished to a high specification, set back from the road within a private turning



2a Chestnut Farm
HENLOW
Bedfordshire
SG16 6PA

£675,000

Quick Reference: 4217722

Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements or distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.

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Dressing Area 12' 6" x 5' 1" Max (3.81m x 1.55m) A range of fitted wardrobes. Door into:

En-Suite Bathroom 9' 11" x 6' 3" (3.02m x 1.91m) Luxury 4-piece white suite comprising low level flush wc, pedestal mounted wash hand basin, Jacuzzi bath and shower cubicle with multi jet shower. Tiled floor. Radiator. Velux window.

Outside

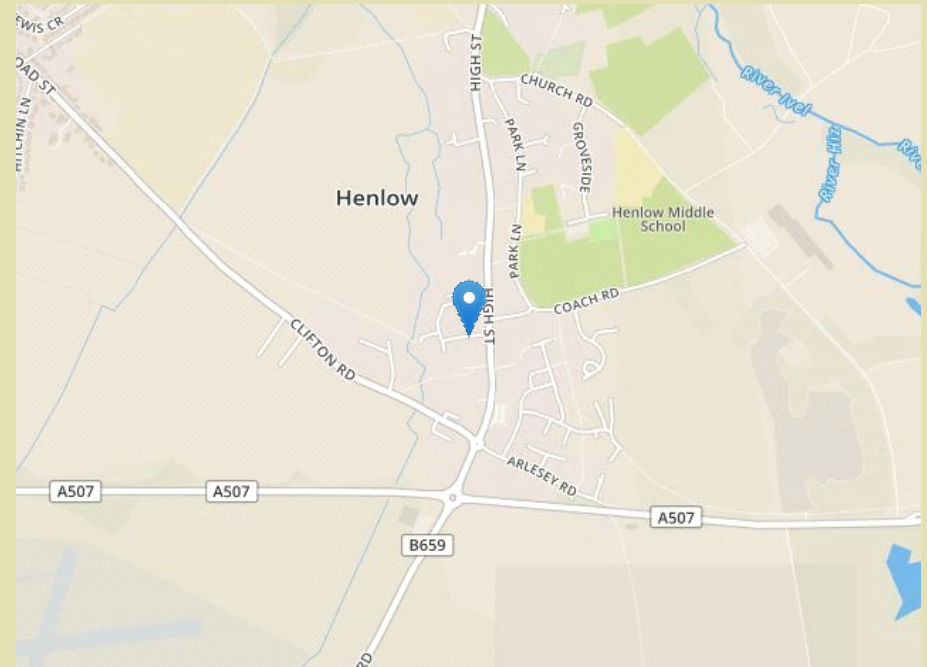
Front Garden Brick pillars opening to block paved driveway providing parking for several vehicles. Twin doors opening to covered store areas. Outside lighting.

Garage Electric up & over door with power and light. Wall mounted boiler. Window to side.

Seating Area Secluded seating area positioned just off the kitchen.

Rear Garden Part wall enclosed with various shrub and flower borders, raised decked seating area opening onto lawn with barbecue area to the side. Gated access to front.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAYBE SUBJECT TO CHANGES



Ground Floor

Entrance Via timber reception door with glazed insert, leading into:

Entrance Hall Feature full height timber frame glazing to the rear. Staircase to first floor. Exposed timbers. Oak flooring. Glazed panels to dining area. Ledge and brace doors into:

Sitting Room 20' 10" x 12' 7" (6.35m x 3.84m) Feature exposed brickwork. Brick chimney breast with hearth, cast iron grate and timber bressummer over. Windows to rear. Oak flooring. TV point. Glazed doors into:

Morning Room 12' 11" x 9' 7" (3.94m x 2.92m) Vaulted ceiling with exposed beams. Tiled floor. Radiator. Windows overlooking the rear garden plus further door to rear.

Study 10' x 8' 2" (3.05m x 2.49m) Full height window overlooking the secluded seating area. Oak flooring. Telephone point. Radiator.

Cloakroom White suite comprising low level wc and pedestal wash hand basin. Tiled floor. Radiator. Obscure glazed window to rear.

Dining Area 12' 2" x 10' 2" (3.71m x 3.10m) Exposed beams. Radiator. Oak flooring. Windows to front. Opening with steps to kitchen providing large family area.

Kitchen 13' 9" x 11' 11" (4.19m x 3.63m) Vaulted ceiling with wood beams and inset spotlights. Stunning hand painted bespoke kitchen comprising a range of eye & base level units with wood block worksurfaces and tiled splashbacks. Ceramic butler sink. Space for double width fridge freezer with wine rack to side. Recess for range cooker with extractor over. Integrated microwave. Slate tiled floor. Dual aspect with window and stable door to front and glazed doors to secluded outside seating area to the side.

Utility Room 7' 7" x 5' 4" (2.31m x 1.63m) Eye & base units with worksurfaces and tiled splashbacks. Inset butler sink. Integrated washing machine. Slate tiled floor. Radiator.

Window overlooking secluded seating area. Door to garage.

First Floor

Landing Exposed beams and oak flooring. Radiator. Airing cupboard. Glazed door to second floor landing with staircase to master bedroom suite. Ledge & brace doors to bedroom accommodation and further galleried landing.

Bedroom 2 15' 3" x 9' 5" (4.65m x 2.87m) Plus Dressing Area 5' 6" x 5' 5" (1.68m x 1.65m) Dual aspect windows. Oak flooring. Exposed beams. Two radiators. A range of fitted wardrobes. TV point. Door into:

En-Suite Shower Room White suite comprising low level flush wc, pedestal mounted wash hand basin and shower cubicle with multi jet shower. Tiled floor. Extractor fan. Radiator.

Bedroom 3 11' 2" x 10' 9" (3.40m x 3.28m) Window to front. Exposed beams. Oak flooring. TV point. Radiator.

Family Bathroom 10' 7" x 6' 5" (3.23m x 1.96m) Contemporary white suite with low level flush wc, freestanding double ended bath and inset sink with double cupboard under. Tiled splashback areas. Radiator. Tiled floor. Obscure glazed window to rear.

Large Store 7' 5" x 6' 7" (2.26m x 2.01m) Into recess with oak flooring.

Second Floor

Galleried Landing Overlooking the kitchen and providing a snug or reading area. Oak flooring and exposed beams. Ledge & brace doors into:

Bedroom 4 10' 4" x 8' 2" (3.15m x 2.49m) Window to side. Oak floor and exposed beams. Radiator. Eaves storage.

Master Bedroom 19' 10" x 12' 2" (6.05m x 3.71m) Stairs leading from first floor landing. Vaulted ceiling with exposed beams. Oak flooring. Dual aspect windows. Three radiators. TV point.

- Retaining many character features
- Four reception rooms
- Stunning bespoke kitchen with galleried landing over
- Two en-suites and family bathroom
- Garage and driveway parking for several vehicles
- Easy access to train station
- Well regarded local schooling
- Award winning Henlow Village
- Energy efficiency rating D



