



Longmeadow, Roe Green, Sandon, Buntingford, Hertfordshire. SG9 0QE





5 Bedroom Detached House

£1,250,000 Freehold

We are favoured with instruction to sell Longmeadow in Sandon; a very large five bedroom detached house with three reception rooms. The house is 3038 sqft. plus a two storey garage to the front. The house is simply beautiful and backs onto a meadow where deer and birds of prey can be seen. The setting is idyllic, tranquil, peaceful and quiet. Sandon enjoys a lovely village school and is within easy reach of Baldock and Buntingford, both of which have train stations.

The house has a flexible layout, but for me the kitchen/family room measuring 34.8ft x 16.5ft is the heart of the house and the sitting room measuring 20.8ft x 17.7ft enjoys fabulous views of the paddock as does the balcony from the master bedroom. The two storey garage could be used as a self-contained office on the first floor for those working from home. Alternatively, it would be simple to convert to a two storey, self-contained annexe with either a staircase or a lift as the footprint on the ground floor is 427sq ft.

- Detached
- Five bedrooms
- Annexe potential
- 3038 square feet plus two storey garage
- 34.8 ft kitchen breakfast room
- 20.8 ft lounge
- Rural views
- Village school
- Beautiful location
- EPC rating C. Awaiting council tax band



Ground Floor

Entrance:

via double glazed front door.

Kitchen & Family Room:

Abt. 34' 8" x 16' 5" (10.57m x 5.00m) Range of fitted wall and base units with wooden roll top work surfaces. Stainless steel drainer unit, oven, hob, and extractor fan. Plumbing for washing machine. Double glazed windows and trifold doors to garden. Half tiled floor and half carpet flooring with underfloor heating.

Lounge:

Abt. 20' 8" x 17' 7" (6.30m x 5.36m) Double glazed windows and trifold doors to garden. Fitted carpet and log burner.

Utility Room:

Abt. 11' 10" x 9' 10" (3.61m x 3.00m) Base units, stainless steel sink and drainer. Tiled floor.

Office:

Abt. 7' 4" x 6' 11" (2.24m x 2.11m) Fitted carpet. Curved feature window. Opens to garage.

Bedroom One:

Abt. 18' 5" x 17' 7" (5.61m x 5.36m) Double glazed doors to

garden. Fitted carpet. Under floor heating.

Bathroom

Abt. 11' 0" x 9' 2" (3.35m x 2.79m) Double glazed frosted window to side aspect. Low level WC. Pedestal wash hand basin. Panelled bath. Walk in shower cubicle. Tile floor.

First Floor

Landing:

Fitted carpet. Sky light.

Bedroom Two:

Abt. 21' 9" x 21' 2" (6.63m x 6.45m) Double glazed window to garden. Double glazed door to balcony. Radiator. Fitted carpet. Sky lights. Fitted wardrobes. Door to ensuite.

Ensuite:

Abt. 16' 9" x 7' 11" (5.11m x 2.41m) Roll top bath. Walk in shower cubicle. Low level WC. Wash hand basin and tiled floor.

Bedroom Three:

Abt. 24' 11" x 13' 2" (7.59m x 4.01m) Double glazed feature window to side aspect. Radiator. Fitted carpet.

Bedroom Four:

Abt. 17' 9" x 12' 6" (5.41m x 3.81m) Double glazed window to

rear and side aspect. Radiator. Fitted carpet.

Bathroom:

Abt. 12' 6" x 8' 6" (3.81m x 2.59m) Panelled bath. Walk in shower cubicle. Low level WC. Wash hand basin.

Outside

Outside:

Large wrap around garden, mainly laid to lawn with views over rolling countryside. To the front is ample off street parking and lawn area.

Double Garage:

Via electric roll doors with full power.

Additional Information:

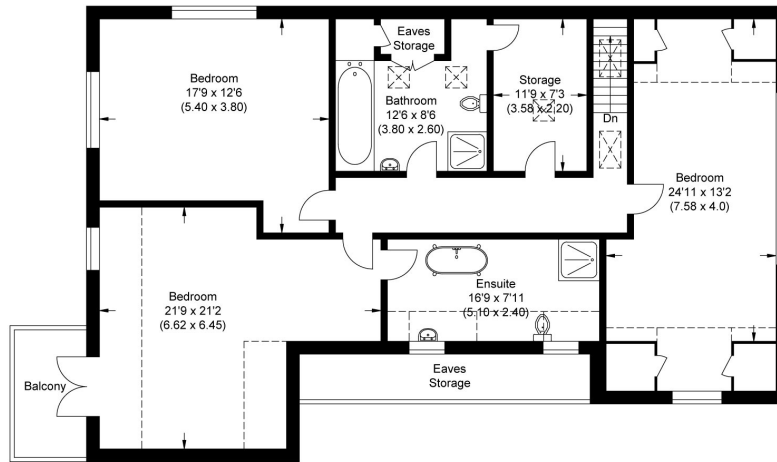
Draft details yet to be approved by the vendor and may be subject to change.



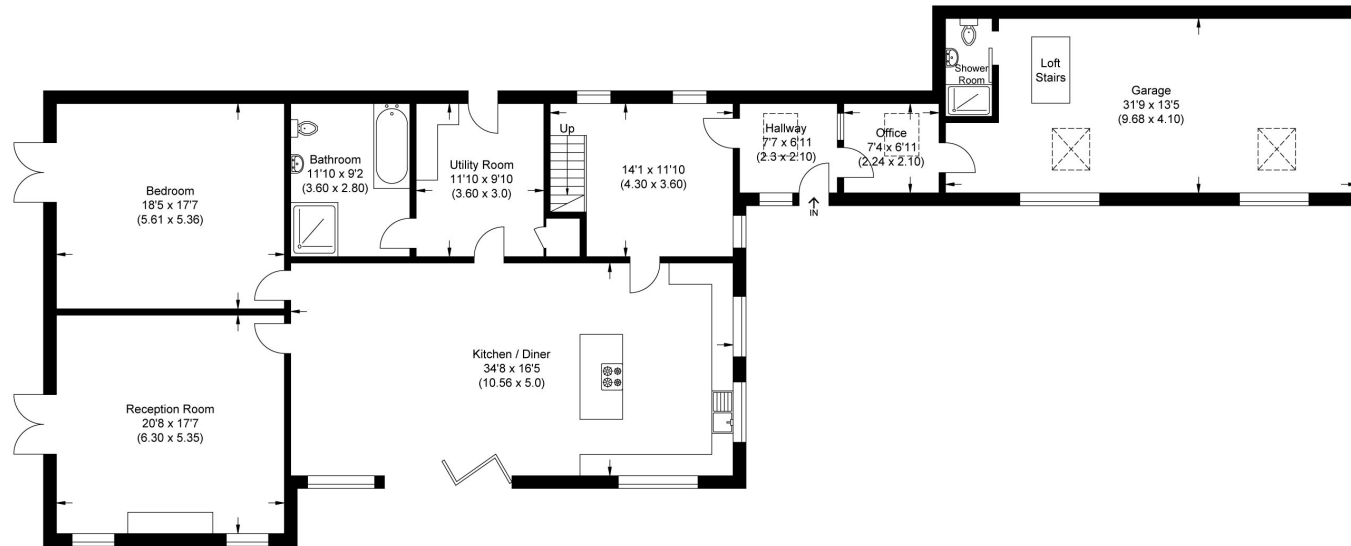


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Approximate Gross Internal Area
291.30 sq m / 3135.52 sq ft
(Excludes Garage & Eaves Storage)
Garage Area 39.69 sq m / 427.21



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.