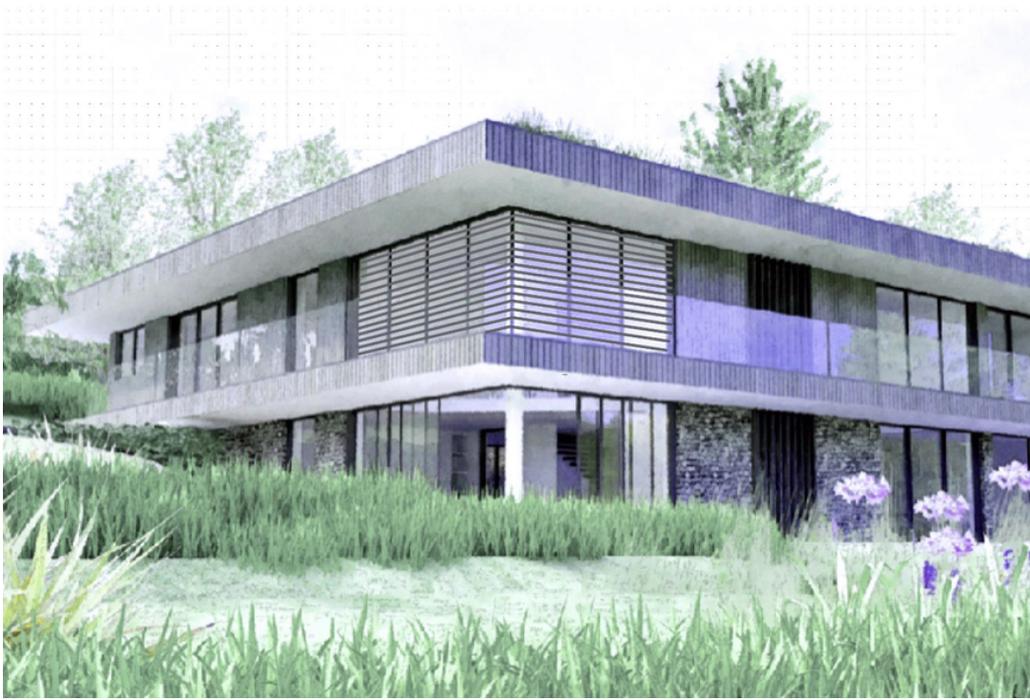


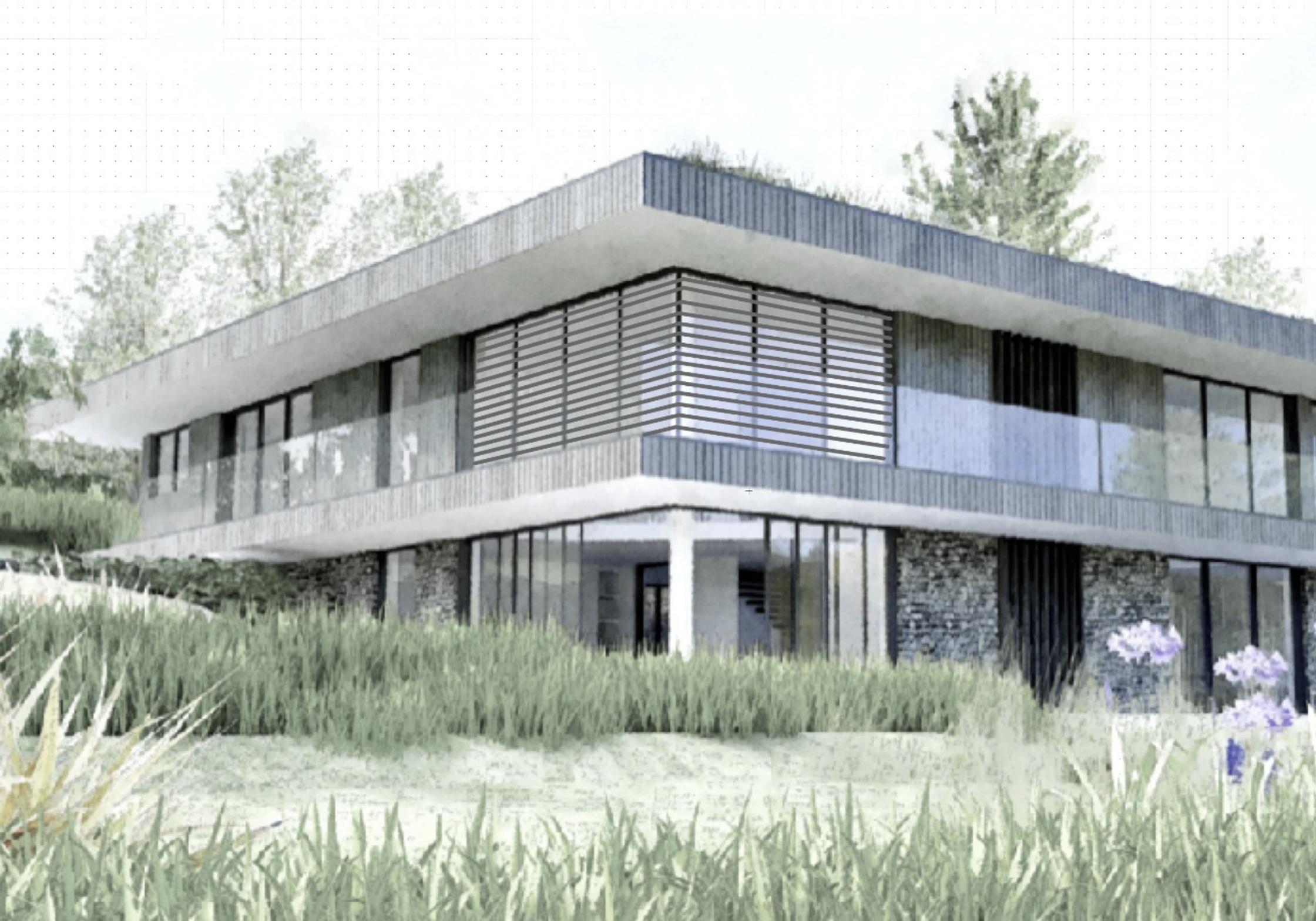


The Old Reservoir, Old Road, Barton-Le-Clay, Bedfordshire, MK45 4LB

£2,000,000







# Step Inside

## Old Road

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A rare opportunity to purchase and build a 10,000 square foot house in 1.8 acres of outstanding natural beauty; 110m above sea level with breath-taking panoramic rural views for as far as the eye can see. Planning permission has been granted to build a unique contemporary 6 bedroom detached house. The central and overriding theme is architecture; designed over four floors to nestle into the countryside with spectacular views from virtually every room, with floor to ceiling glazed windows or perhaps you would prefer to enjoy the views from the balconies that are on three sides of the building. The design is breath-taking with an 'Indoor Waterfall' cascading down the centre of the property reflecting the sunlight and reflections. A glass lift accessing all floors and the voids allows you to look down into the lounge and library below. The estate is accessed by a private road that winds its way up the hillside, passing through two sets of electrically operated gates ensuring privacy and security.



# About Letchworth

## Old Road

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The design of the residence and the layout is breath-taking. After winding your way up the meandering private road and through the two sets of electronic gates you begin to understand the panoramic views that are enjoyed; you can literally see to the horizon.

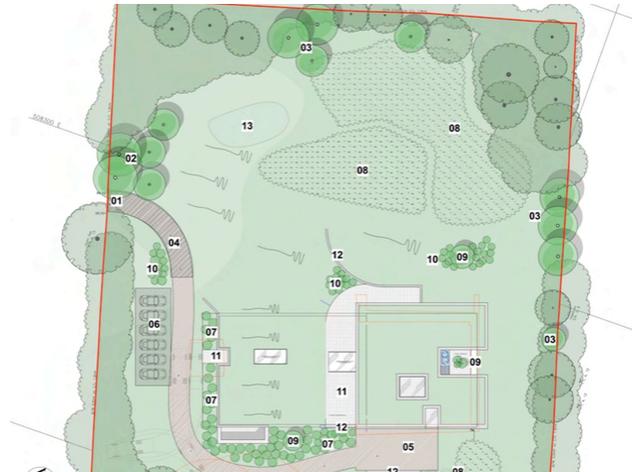




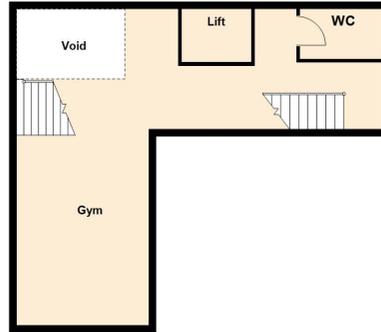
# Step Outside

## Old Road

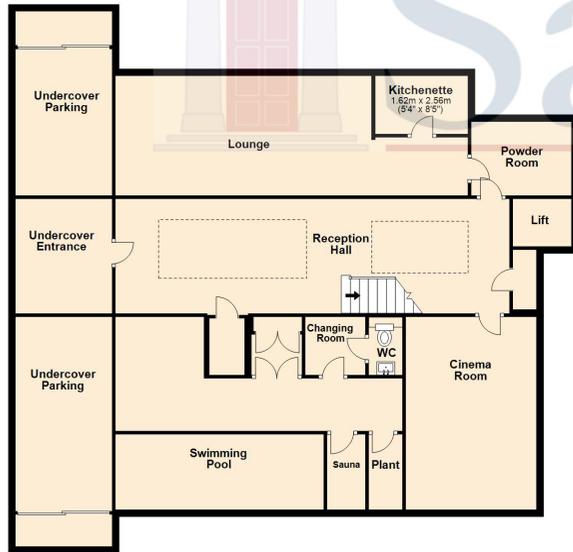
The accommodation is vast, with the 10,000 square feet spread over four floors with the basement of 378 square metres or just over 4,000 square feet plus a six-bay covered parking area. The entrance hall measuring 4.3m or 14'1" with a double height void flooded with light. This part of the residence is home to the 9.3m or 30-foot swimming pool and adjacent to this is the sauna/steam room and changing rooms. There is also a home cinema that will comfortably entertain and seat 10 people. On the opposite side of the basement is the 12m / 40ft lounge and dining room, kitchenette and powder room; great for entertaining and social gatherings but this could provide a self-contained annexe or perhaps staff accommodation for a nanny or personal assistant with all these rooms enjoying fantastic views. The stairs rise to the floors above or you can take the glass lift, and yes even the lift is glass so that you do not miss those panoramic views.



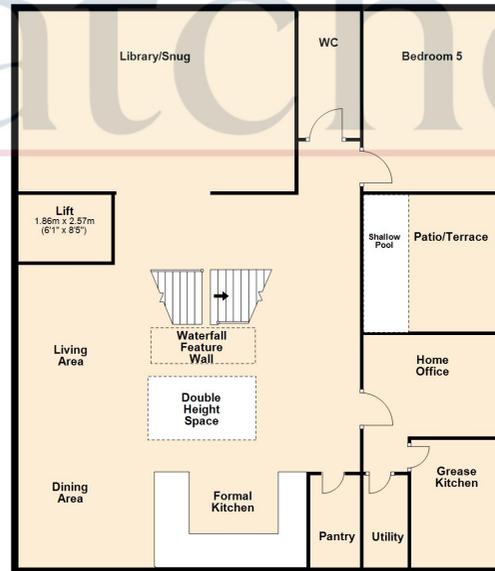
Proposed Mezzanine



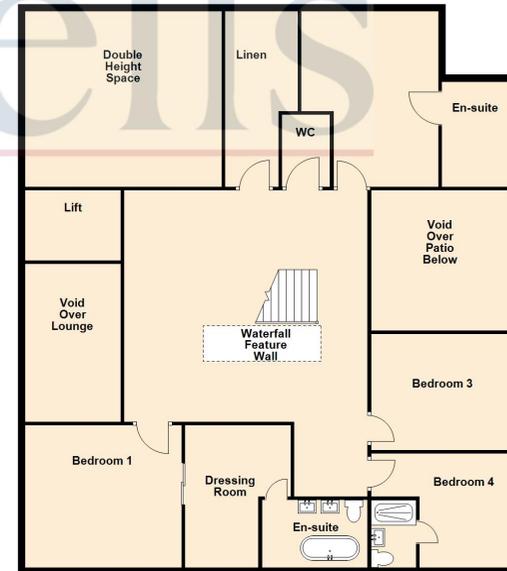
Proposed Basement



Proposed Ground Floor



Proposed First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate  
 The size and position of doors, windows, appliances and other features are approximate.  
 Plan produced using PlanUp.



These particulars are a guide only and do not constitute an offer or a contract. The floorplan is for general identification purposes only and not to scale. All measurements and areas quoted are approximate and should not be relied upon if ordering furniture, white goods or carpets. Satchells have not tested any appliances or carried out any surveys, and buyers are advised to make their own satisfactory enquires into the state and condition of the property, utility services and tenure. Some or all images may have been enhanced using Photoshop or similar and the contents shown may not be included in the sale. You are advised to confirm the availability of the property on the day of your viewing. Under current Anti Money Laundering regulations buyers will also be required to provide proof of ID and also proof of funding.





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