



Astwick Barn, Astwick Road, Stotfold SG5 4BQ

| Satchells





Introduction

Astwick Barn is an architecturally designed luxury home that was built on the footprint of an old farm barn. Only completed in 2021 the barn still offers plenty of scope for the new owners to add their personal touch, and they would also benefit from the remaining years of the 10-year new build insurance.

Its semi-rural location on the edge of the hamlet of Astwick, north of Stotfold, is conveniently positioned for commuters. And surrounded by beautiful countryside for those who enjoy tranquil living and local wildlife, whilst still having amenities close-by.

Featuring vaulted double ceiling, polished concrete flooring with zoned underfloor heating and aluminium windows and doors throughout, the specification of this property is notably high end and makes for a fantastic low maintenance, spacious home for a family or professional purchasers to enjoy.



Step Inside

Beautifully and practically designed for the modern lifestyle this stunning home offers quality living. The fantastic open-plan living space is ideal for entertaining with two sets of bi-fold doors opening onto the decking area. Light oozes through these doors and the large window in the vaulted ceiling area, allowing this beautiful setting to be appreciated all year round, whether you are inside or out. The kitchen area is fitted with contemporary eye and base level units, with quartz worktops that incorporate a breakfast bar and boast integrated appliances to include two electric ovens, larger fridge, larger freezer and dishwasher, whilst understairs cupboards have been designed for laundry appliances and storage. The ground floor also provides a second reception 'snug' room which features a large statement window (currently used as a gym), a double bedroom (currently used as a 2nd lounge) with its own en-suite shower room. There is also a cloakroom, coat closet and boiler cupboard set within the entrance hallway. To the first floor is a galleried landing overlooking the living area, two further double bedrooms, both with en-suite shower rooms, a fourth bedroom/study and a luxurious family bathroom suite. From the landing there are two access points to a cavernous loft which has been partially boarded to provide storage space. The views from the first floor are an absolute delight.







Step Outside

Astwick Barn is laid back from the road, and approached via a five-bar gate, leading you onto a block paved driveway that provides parking for up to five cars. There is a large timber outbuilding that can provide further storage space, perfect for cycling and garden tools.

The main garden is a good size and includes a large decked area which is ideal for alfresco entertaining. The lawn is bordered with attractive hedgerows to support the low-level fencing, allowing views of the surrounding field and countryside beyond.

Additional Features Include:

***CCTV security camera system *PIR Burglar alarm
*Dusk till Dawn bollard lighting around driveway
*Exterior architectural lighting *Lazenby polished concrete floor *Heatmiser zoned underfloor heating system *Aluminum windows & doors throughout *Aquafilter whole-house filtration system *Positive Input Ventilation system *CAT6 data cabling *Composite Decking *Outside tap.**



Ground Floor



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 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.



Satchells



47b High Street, Stotfold, Hitchin, SG5 4LD
01462 733730
stotfold@satchells.co.uk
www.satchells.com

| Satchells