



The Dairy

Mayfield Barns, Mayfield Crescent, Lower Standon,
SG16 6LZ

Offers in Region of: £980,000

Set in a small exclusive gated development of just 6 homes this stylish barn conversion boasts a balanced blend of period and contemporary features with approx. 3,440 sqft of versatile family living space. 'The Dairy' offers offers space and versatility in abundance to suit a growing family's needs and WOW what a view.

- An individual collection of just six stunning barn conversions accessed via a gated private driveway
- Stylish contemporary kitchen with fully integrated appliances and granite worksurfaces
- Master bedroom with double doors onto a Juliet balcony providing stunning views over open farmland
- **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THIS STUNNING AND UNIQUE HOME**
- Breath-taking panoramic views over countryside via glass façade from the lounge and master bedroom
- The heart of the home is the 32ft dining/living room with glass atrium roof lantern - a stunning feature!
- Underfloor heating throughout ground floor



Ground Floor

Gated Entrance

Accessed via a long private driveway to remote control gates with intercom system.

Entrance Hall

17' 11" x 10' 4" (5.46m x 3.15m) Large open plan entrance hall with floor to ceiling double glazed windows to front. Oak flooring with underfloor heating. Eight up/down lighters. Feature brick walls and open archway with step down to dining area and sitting room. Door into family room/study.

Study/Family Room

18' 8" x 14' 4" (5.69m x 4.37m) Double glazed window to front and double glazed French doors with sidelights providing separate access and views over open farmland, both with fitted blinds. Oak flooring with underfloor heating. Integrated audio. Internal arched double glazed soundproofed windows overlooking the sitting room. Four up/down lighters. Fibre broadband connected.

Dining/Living Room

32' 8" (max) x 30' 6" (max) (9.96m x 9.30m) Expansive indoor area with double glazed atrium roof with electric windows and impressive chandelier complementing this spacious area. Internal arched double glazed windows to study/family room allowing light to flood through. Oak flooring with underfloor heating. Oak panelling to dado height. Feature oak staircase with glass inserts rising to first floor with understairs storage cupboard.

Kitchen/Breakfast Room

19' 2" x 15' 2" (5.84m x 4.62m) A range of wall and base units with granite worksurfaces and upstands. Built-in eye level double oven and combination oven/microwave/grill. Plate warmer. Neff induction hob with granite splashback and extractor over. Inset sink with swan neck mixer tap over. Space for American style fridge/freezer. Feature curved central island. Polished porcelain tiled flooring with underfloor heating. Integrated audio.

Inner Lobby

Oak flooring with underfloor heating. Doors to cloakroom, utility room and lounge.

Cloakroom

Suite comprising low level wc and wash hand basin with cupboard under. Tiled splashbacks and tiled flooring with underfloor heating. Heated towel rail.



Utility Room

Base units with inset sink and drainer unit with mixer tap over. Space and plumbing for washing machine. Polished tiled flooring with underfloor heating. Two large larder cupboards. Open to rear lobby with oak flooring and underfloor heating. Double glazed door opening onto the rear garden.

Lounge

19' 7" x 17' 0" (5.97m x 5.18m) Oak flooring with underfloor heating. Integrated audio. Full height doors opening onto the rear garden with stunning views over the garden and countryside beyond.

First Floor

Landing

L shaped split level landing. Up/down lighters. Double cupboard with floor standing oil fired boiler and hot water cylinder. Double glazed window to side. Doors into all rooms.

Bedroom 1

24' 2" x 16' 9" (7.37m x 5.11m) Vaulted ceiling with integrated audio. Full height windows with french doors opening to Juliet balcony with panoramic views over farmland. Built-in wardrobes. Radiator. Door into:



En-Suite Bathroom

Four piece suite comprising double ended bath, vanity wash hand basin with cupboard under, double shower cubicle and low level wc with concealed cistern. Tiled flooring. Chrome heated towel rail. Extractor fan.

Bedroom 2

25' 6" (max) x 18' 6" (max) (7.77m x 5.64m)
Double glazed window to rear and multi pane double glazed window to front with fitted shutters. Feature exposed ceiling and 'A' frame beams. Integrated audio. Two radiators. Door into:

En-Suite

Four piece suite comprising double ended bath, double shower cubicle, low level flush wc with concealed cistern and wash hand basin with cupboard under. Tiled splashbacks and ceramic tiled flooring. Extractor fan. Obscure double glazed window to front.

Bedroom 3

15' 3" (max) x 12' 4" (max) (4.65m x 3.76m)
Double glazed window to front. Radiator.

Bedroom 4

11' 6" x 10' 1" (3.51m x 3.07m) Double glazed window to front. Radiator.

Family Bathroom

Suite comprising double ended bath, double shower cubicle, wash hand basin with cupboard under and low level flush wc. Tiled splashbacks and porcelain tiled flooring. Chrome heated towel rail. Extractor fan. Two windows to roof void.

Outside

Front Garden

Laid to artificial lawn with box hedging and central paved pathway to front door.

Double Car Port

Providing parking for two cars. Loft ladder to boarded loft space. Lighting and power points. Large outbuilding to side housing oil tank. Further paved parking for two cars.

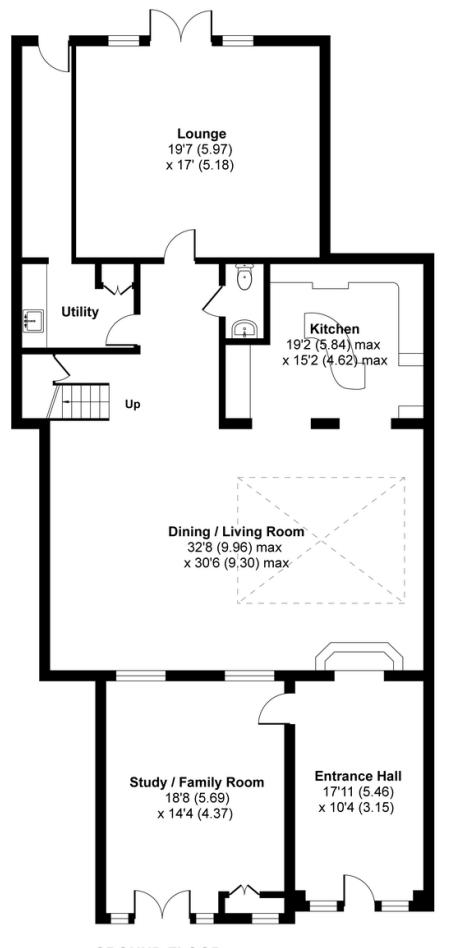
Rear Garden

Laid mainly to lawn with large paved patio with panoramic views over open farmland and countryside beyond. Service lights. Cold water tap.

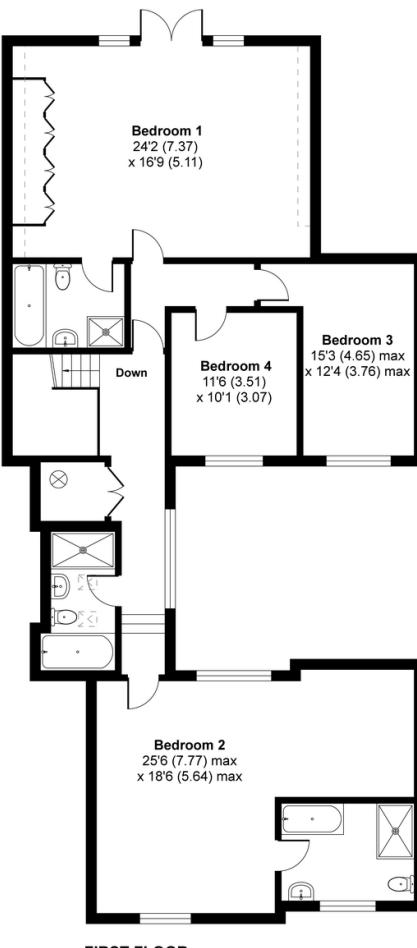
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES.



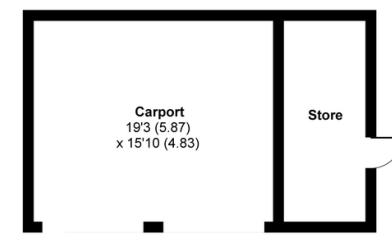




GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Approximate Area = 3440 sq ft / 320 sq m
 Limited Use Area(s) = 31 sq ft / 3 sq m
 Outbuilding = 106 sq ft / 10 sq m
 Total = 3577 sq ft / 333 sq m
 For identification only - Not to scale



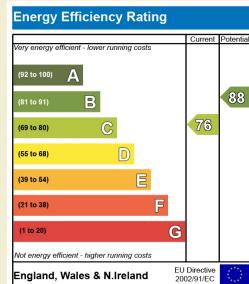
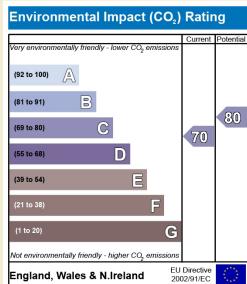
Denotes restricted head height



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020.
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**COUNTRY
PROPERTIES**
— PART OF HUNTERS —



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Viewing by appointment only

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