



Walnut Lodge

Village Road, Cockayne Hatley, Sandy,
Bedfordshire, SG19 2EE

Freehold - OIEO £1,000,000

country
properties

Nestled in the vast three counties countryside situated on a third of an acre plot, we are favoured with instruction to market this characterful five bedroom country house.

Offering spacious and flexible accommodation, mature landscaped gardens with off road parking, this property provides a fantastic country lifestyle in the secluded hamlet of Cockayne Hatley and is situated adjacent to fields and walks to the neighbouring villages,

The property comprises; an entrance hallway, spacious kitchen/breakfast/family room and utility, 27' x 21' approx lounge, a roomy study, formal dining area, large conservatory and downstairs WC. The first floor accommodation provides a spacious master bedroom with 5 piece en-suite and four further double bedrooms all with en-suites.

Set on the hamlets only road in, this rural location providing a private, peaceful, and secluded lifestyle within Cockayne Hatley. Despite its tranquillity, it is not isolated being within easy reach of major roads and trains to London providing quick access to the city. The property is also close to a great supply of local amenities including restaurants, convenience stores and shops in the neighbouring towns of Potton, Sandy and Biggleswade.

- Character detached home
- Five double bedrooms - all with en-suites
- Spacious kitchen/breakfast/family room with separate utility
- Formal dining area
- Landscaped gardens with scenic countryside views
- Council Tax Band F
- Third of an acre plot
- Open fireplaces
- 27' x 21' Lounge
- Office space and large conservatory
- Off road parking for multiple vehicles
- EPC Rating D



Accommodation

Entrance Hallway

Galaxy quartz tiled flooring, double glazed window to the front aspect, radiator, quarter turn stairs to the first floor, three full height cloaks cupboards with shelving, under stairs storage cupboard, timber doors to:

Kitchen/Breakfast/Family Room

18' 8" x 17' 5" (5.69m x 5.31m)

Bespoke fitted kitchen with a range of matching wall, base and shelving units, plumbing for a dishwasher, inset Calor Gas stove and 7 burner range cooker with extractor hood over, stainless steel wrapped cupboards either side, space for an American style fridge/freezer, space for wine cooler, two inset sinks with mixer taps, complimentary matching island and breakfast bar with inset drawers, spotlights, tiled flooring with underfloor heating, five double glazed windows to the front, rear and side aspect, door to:

Utility Room

11' 5" x 9' 4" (3.48m x 2.84m)

Range of matching wall and base units with drawers, inset stainless steel sink with mixer taps and pull out spray attachment, tiled splash back, space and plumbing for a washing machine and tumble dryer, space for a fridge/freezer, radiator, quartz tiled flooring, built in cupboard, double glazed door to the rear aspect.

Cloakroom

Corner mounted wash hand basin with vanity unit below, WC, heated towel rail, extractor fan, quartz tiled flooring.

Study

10' 9" x 8' 1" (3.28m x 2.46m)

Work surface space, radiator, ceiling fan, double glazed window to the rear aspect, engineered real wooden flooring, door to:

Formal Dining Room

27' 2" x 13' 4" (8.28m x 4.06m)

Open fireplace with exposed brick fascia, timber beam surround and raised sandstone hearth, dual aspect double glazed windows, radiator, opening to:

Lounge

26' 10" x 20' 7" (8.18m x 6.27m)

Open fireplace with decorative glass surround and quartz hearth, heated porcelain tiled flooring, two double glazed windows to the front aspect, two double glazed windows to the rear aspect, double glazed French doors onto the rear garden, opening to:

Conservatory

23' 2" x 8' 6" (7.06m x 2.59m)

Brick base and uPVC surround on top, heated porcelain tiled flooring, double glazed door to the rear garden.

First Floor

Landing

Large built in storage cupboard, double fronted airing cupboard with mega flow sealed system and shelving, hatch to loft with power and lighting, hatch to loft with light.



Master Bedroom

22' 8" x 12' 10" (6.91m x 3.91m)

Double mirror fronted fitted wardrobes, two radiators, three double glazed windows to the front aspect, hatch to loft with light, storage into the eaves.

En-suite

12' 3" x 7' 5" (3.73m x 2.26m)

5 Piece suite comprising; spa bath, bidet, WC, corner shower cubicle, range of matching base units with inset his and hers sinks, two shaver points, porcelain tiled flooring, double glazed window to the side aspect.

Bedroom Two

13' 0" x 13' 4" (3.96m x 4.06m)

Fitted mirror fronted double wardrobes, fitted chest of drawers, ceiling fan, radiator, double glazed window to the rear aspect, door to:

En-suite

Panelled bath with mixer taps and shower over, wash hand basin with vanity unit below, shaver point, WC, tiled walls, extractor fan, radiator.

Bedroom Three

13' 4" x 13' 0" (4.06m x 3.96m)

Double glazed bay window to the rear aspect, radiator, ceiling fan, fitted chest of drawers, fitted mirror fronted double wardrobes, door to:

En-suite

Panelled bath with mixer taps and shower over, wash hand basin with vanity unit below, shaver point, WC, tiled walls, extractor fan, radiator.



Bedroom Four

11' 2" x 11' 8" (3.40m x 3.56m)

Two fitted sliding mirror fronted double wardrobes, double glazed window to the rear aspect, radiator, door to:

En-suite

Built in storage cupboard, steps leading down to the white suite comprising; panelled bath with mixer taps and shower attachment over, WC, wash hand basin with vanity unit below with shelving, radiator, extractor fan, shaver point, tiled flooring.

Bedroom Five

11' 9" x 10' 3" (3.58m x 3.12m)

Built in cupboard, ceiling fan, double glazed window to the front aspect, door to:

En-suite

Built in storage cupboard, steps leading down to the white suite comprising; panelled bath with mixer taps and shower attachment over, WC, wash hand basin with vanity unit below with shelving, radiator, extractor fan, shaver point, tiled flooring.

External

Front

The front of the property is laid to Indian sandstone providing off road parking for four cars, a timber 5 bar gate provides access down the side of the garden to the rear and has access to a timber wood store and brick built workshop.

Brick Built Workshop

19' 6" x 10' 0" (5.94m x 3.05m)

Power and lighting, consumer unit, storage into the eaves, fitted shelving and workbench, timber double doors to the garden.

Rear Garden

The rear garden has a large patio and expansive timber decked area with hot tub, sauna, barbeque hut (not included in the sale price but could be available under separate negotiaton) and a water feature inset in the decking along with a timber pergola covered with grape vines for shelter. Step down to a paved pathway leading around to two separate areas which are laid to lawn. One of these areas populate an orchard with a variety of plum, apple, greengage, cherry, walnut and pear trees and a further covered seating area with pergola, power and heating which leads to the vegetable garden.

Vegetable Garden

Three raised vegetable beds all with irrigation systems in place, fruit cage, two greenhouses with power, timber potting shed with its own consumer unit providing power and light to the area.





Approximate Gross Internal Area
 Ground Floor = 177.4 sq m / 1,909 sq ft
 First Floor = 153.0 sq m / 1,647 sq ft
 Outbuildings = 24.8 sq m / 267 sq ft
 Total = 355.2 sq m / 3,823 sq ft

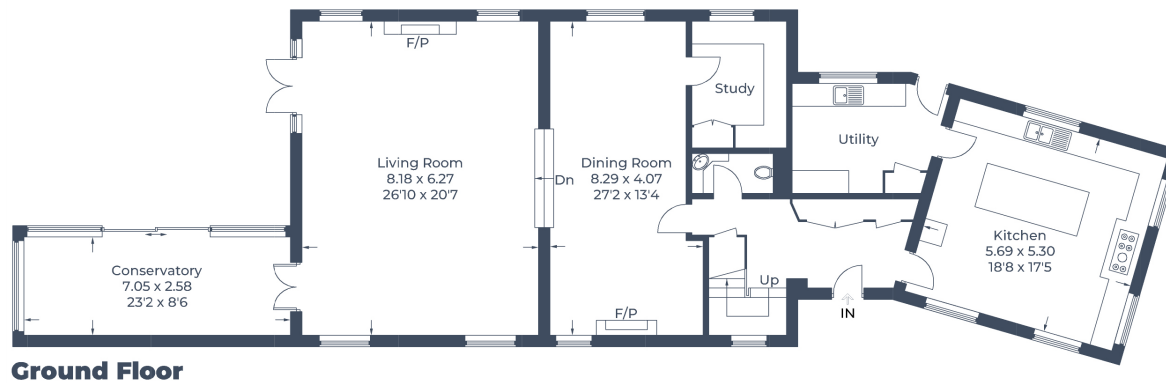
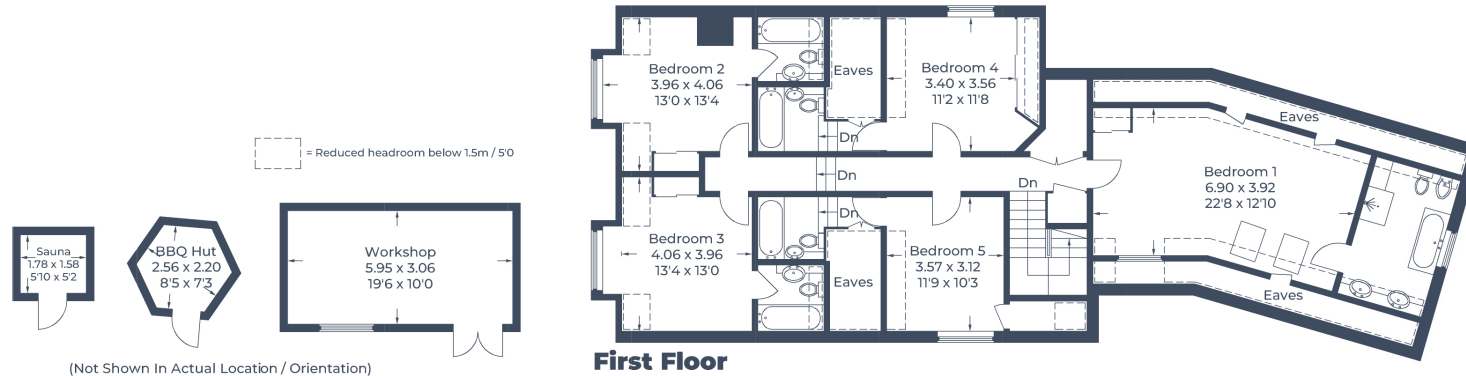
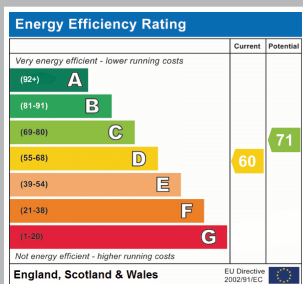


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Viewing by appointment only

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