



1 Village Farm Barns
High Street, Sutton, Sandy,
Bedfordshire, SG19 2FP
£975,000

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properties

A beautifully presented and particularly spacious, 4 double bedroom single storey executive barn conversion located in the sought after village of Sutton, Sandy. This fantastic, high specification family home offers modern features such as zoned underfloor heating throughout the property and an electric vehicle charging point whilst retaining the style and feel of the original barn with exposed timber joists and vaulted ceilings. With accommodation in the region of 2300 Sq Ft, a stunning 29ft 'heart of the home' kitchen diner and a delightful approx. 100ft x 35ft walled rear garden, this fine home is sure to impress!

- Fantastic barn style modern development
- 4 double bedrooms (2 en-suite)
- Underfloor heating throughout
- Approx. 2300 sq ft of accommodation
- Single storey accommodation
- 2 x covered car ports with EV charging and a further private parking space
- Stunning 29ft kitchen diner
- Beautiful walled garden



Accommodation

Entrance Hallway

15' 9" x 11' 0" (4.80m x 3.35m)
Large boiler/storage cupboard,
doors to:

Bedroom Two

15' 7" x 14' 9" (4.75m x 4.50m)
Window to the front aspect, loft
hatch, door to:

En-suite

7' 7" x 5' 8" (2.31m x 1.73m)
WC, wash hand basin, shower
cubicle, heated towel rail.

Family Bathroom

8' 5" x 6' 8" (2.57m x 2.03m)
WC, wash hand basin, heated
towel rail, bath, shower cubicle.

Bedroom Four

11' 5" x 12' 2" (3.48m x 3.71m)
Window to the front aspect.

Bedroom Three

15' 2" x 12' 2" (4.62m x 3.71m)
Window to the front aspect, loft
hatch.

Bedroom One

16' 3" x 12' 2" (4.95m x 3.71m)
Window to the front aspect,
opening to walk in dressing
area measuring 5ft 9in x 6ft 6in,
door to:

En-suite

9' 5" x 5' 2" (2.87m x 1.57m)
Window to the front aspect,
shower cubicle, wash hand
basin, WC, heated towel rail.

Cloakroom

6' 7" x 3' 8" (2.01m x 1.12m)
WC, wash hand basin.



Utility

12' 2" x 5' 1" (3.71m x 1.55m)

Range of base level units with marble work surface over and inset double sink with drainer, space for washing machine.

Kitchen/Diner

29' 3" x 15' 9" (8.92m x 4.80m)

Window to the front aspect, Bi-folding doors to rear patio terrace, range of wall mounted and base level units with marble work surface over, integral double oven/grill/microwave. Central island with breakfast bar, base level units under, marble work surface over with inset double sink and drainer, integral induction hob, wine fridge and dishwasher. Opening to:



Lounge

15' 2" x 15' 9" (4.62m x 4.80m)
Window to the front and side aspect, wood burning stove.

External

Front

Electric communal gates to development leading to 2 car ports and a further private parking space, EV charging point, gated access to walled garden.

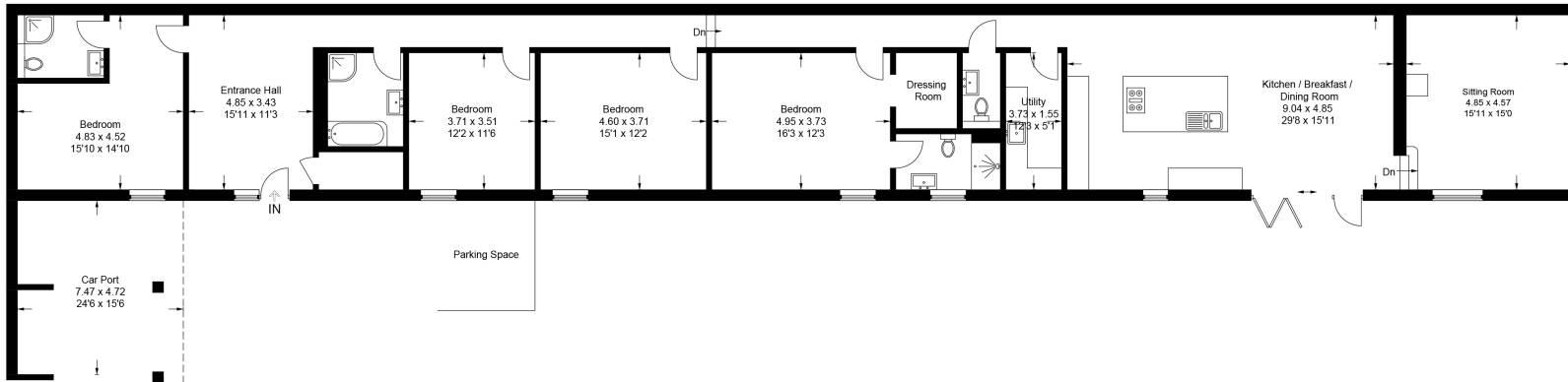
Garden

Approx. 100ft x 30ft walled rear garden with patio, ornamental borders and 'wild flower' area, gated access to front.

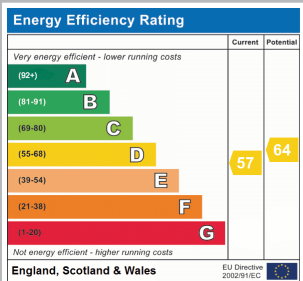




Approximate Gross Internal Area = 209.4 sq m / 2254 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Viewing by appointment only

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