



PART OF HUNTERS

COUNTRY PROPERTIES

offers in excess of £750,000  
Bedfordshire, SG16 6PF  
Lower Stondon, SG16 6PF

Meadowsweet



Viewing by appointment only

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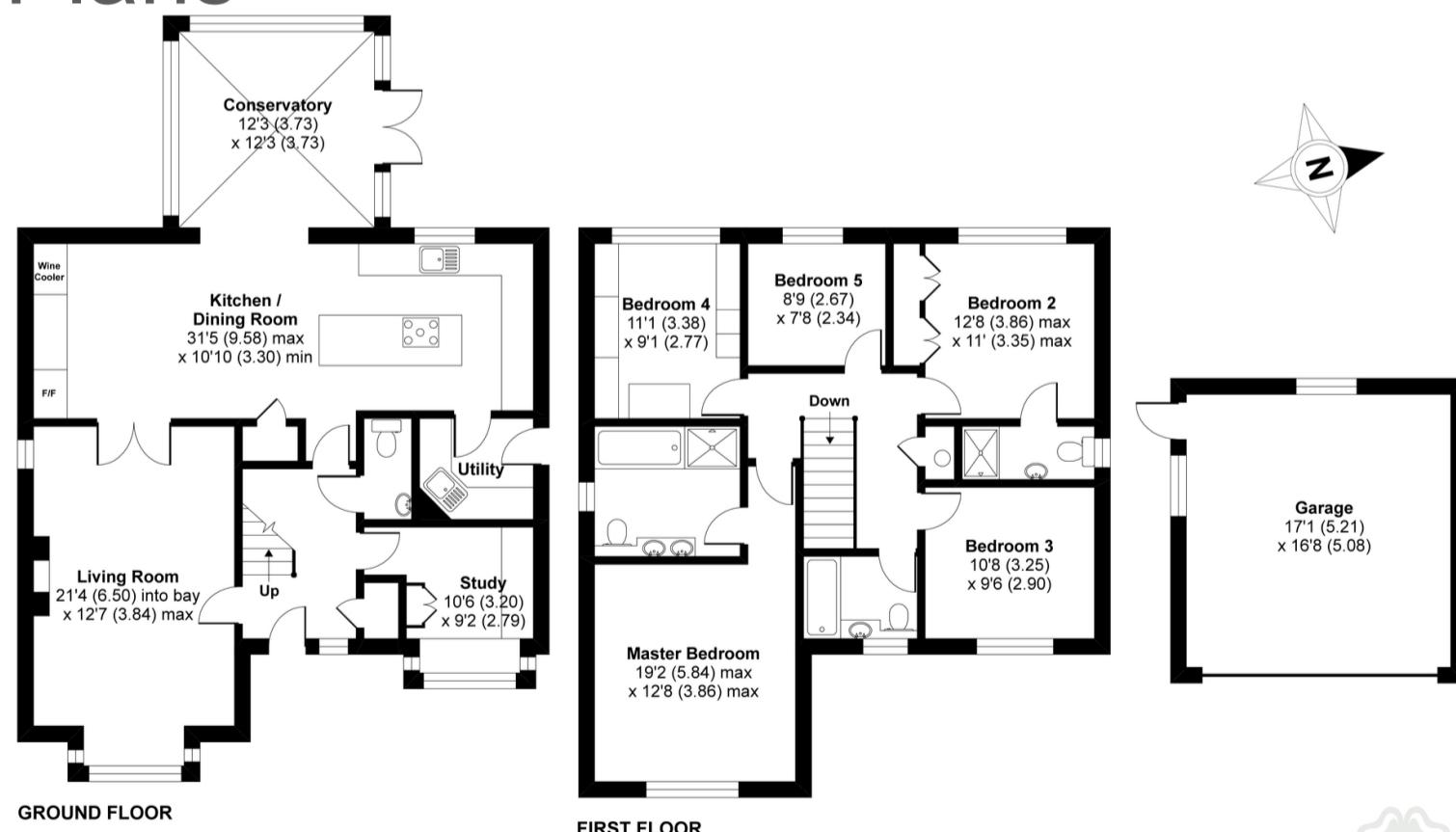
This beautifully presented 5 bedroom home with lovely countryside views certainly has the WOW factor! The current owners have remodelled and updated the property into a fantastically spacious home with a generous kitchen/dining room, conservatory, utility room, study and two en-suite bedrooms. The property benefits from a double garage and is only a short drive to Hitchin with rail links into both London and Cambridge.

- Space for all the family with a generous 31ft kitchen dining room open plan to conservatory
- Separate study, fitted with a range of Neville Johnson furniture - ideal for working from home !
- Countryside views to the rear
- Spacious living room with feature contemporary open glass fireplace
- Bespoke shutters to many rooms
- Tucked away in a small cul de sac of similar homes just a short stroll to the popular Mount Pleasant Golf Course



Approximate Area = 2227 sq ft / 206.8 sq m (includes garage)  
For identification only - Not to scale

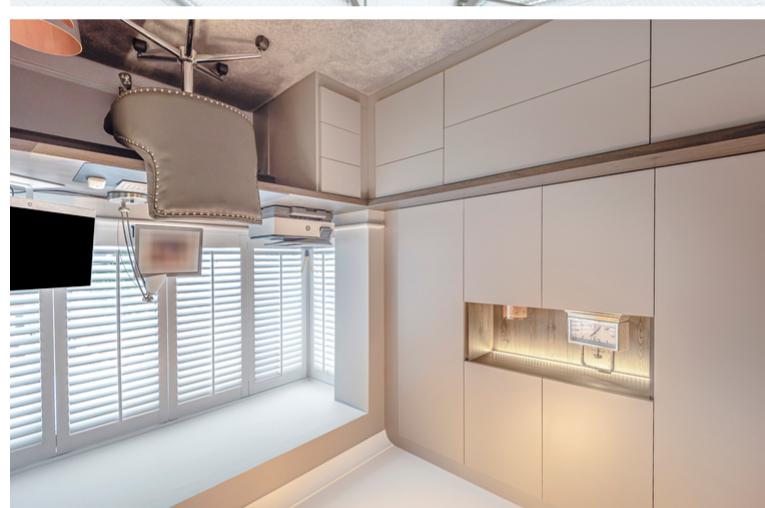
## Floor Plans



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2020. Produced for Country Properties. REF: 673772

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Access to loft space. Doors to all bedrooms and family bathroom.

## Landing

### FIRST FLOOR

A range of wall and base units with worksurfaces over. Inset sink and drainer unit with mixer tap over. Space for washing machine and tumble dryer. Radiator. Integrated linear cupboard. Wall cupboard housing gas boiler. Double glazed door opening onto the driveway.

### Utility Room

12' 3" x 12' 3" (3.73m x 3.73m) Double glazed construction on brick base with double glazed windows and French doors opening onto the rear garden. Solid wood flooring. Radiator.

### Conservatory

10' 6" x 9' 2" (3.20m x 2.79m) A range of bespoke Neville Johnson fitted furniture. Double glazed bay window to front aspect with open glass doors opening to chimney breast with inset fireplace. Feature radiator to front and further window to side. Feature

Two radiators. Double glazed doors opening to kitchen/breakfast room.

21' 4" (into bay) x 12' 7" (max) (6.50m x 3.84m) Dual aspect room with double glazed bay window to front and further window to side. Feature

21' 4" (into bay) x 12' 7" (max) (6.50m x 3.84m) Kitchen/breakfast room.

### Living Room

10' 6" x 9' 2" (3.20m x 2.79m) A range of bespoke Neville Johnson fitted furniture. Double glazed bay window to front aspect with fitted shutters.

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### Study

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### Cloakroom

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### Entrance Hall

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### Kitchen/Dining Room

31' 5" (max) x 10' 10" (min) (9.58m x 3.30m) A

range of wall and base units with granite

worksurfaces and tiled splashbacks. Peninsula

island with pan drawers below and inset 5-ring

gas hob with stainless steel extractor hood

over. Integrated microwave. Integrated Neff

oven. Integrated Neff Neff Neff Neff Neff Neff

units with wine cooler and under-counter Neff

swan neck mixer tap over. A further range of base

steel one & half bowl sink with granite drainer and

stainless steel Melie coffee machine. Stainless

dishwasher and full height fridge. Fitted Neff oven

over. Integrated Neff Neff Neff Neff Neff Neff

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## Master Bedroom

19' 2" x 12' 8" (5.84m x 3.86m) Double glazed window to front aspect. Radiator. Door into:

## En-Suite Bathroom

Four piece suite comprising 'His' & 'Hers' vanity sinks with cupboards under, low level flush wc with concealed cistern, shower cubicle and panel enclosed bath with shower attachment. Fitted wall cupboards incorporating a mirror with lighting over. Heated towel rail. Fully tiled walls walls and flooring. Obscure double glazed window to side.

## Bedroom 2

12' 8" (max) x 11' 0" (max) (3.86m x 3.35m) Double glazed window to rear. A range of fitted wardrobes. Door into:

## En-Suite Shower Room

Three piece suite comprising low level flush wc, wash hand basin and separate shower cubicle. Fully tiled walls and flooring. Heated towel rail. Obscure double glazed window to side aspect.

## Bedroom 3

10' 8" x 9' 6" (3.25m x 2.90m) Double glazed window to front aspect. Radiator.

## Bedroom 4/Dressing Room

11' 1" x 9' 1" (3.38m x 2.77m) A range of bespoke Neville Johnson fitted wardrobes and drawer units. Radiator. Double glazed window to rear aspect with fitted shutters.

## Bedroom 5

8' 9" x 7' 8" (2.67m x 2.34m) Double glazed window to rear aspect. Radiator.



## Family Bathroom

Suite comprising vanity wash hand basin with cupboard under, low level flush wc with concealed cistern and panel enclosed bath with shower over and glass side screen. Heated towel rail. Tiled flooring. Obscure double glazed window to side.



## OUTSIDE

### Front Garden

Block paved driveway providing off road parking for 4 cars. Garden laid mainly to lawn with shrub border and pathway to front door. Gated access to rear.

### Rear Garden

Laid mainly to lawn with large paved patio area and shrub borders. Picket fencing to rear offering open aspect and views over farmland. Glazed personal door to garage. Paved pathway with gated access to the front.

### Double Garage

Detached garage with electric roller door, power and light connected. Double glazed window and personal door into rear garden.

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