





A three storey, five bedroom barn conversion built to a very high specification with a double garage.



## 2 Country Oaks

Hitchin Road, Arlesey, Bedfordshire,  
SG15 6SF

**Guide Price £995,000**



5 bedrooms



2 reception rooms



3 bathrooms



**EPC Rating Band To be confirmed**

A newly converted barn set in open countryside on the Hertfordshire/Bedfordshire border just three and a half miles from the centre of Hitchin. This barn is the largest in the development with approximately 3295sq.ft. of accommodation which includes a thirty foot long living area and the same size kitchen/dining with a fully fitted kitchen including a range of AEG appliances and under floor heating.

The further accommodation includes a utility room and cloakroom in the ground floor, three bedrooms, a sitting area and two bathrooms on the first floor. On the top floor there are two further bedrooms and an en suite.

Outside there is a double garage with power and light and off road parking for two cars. There is a patio area and garden laid to lawn with post and rail fencing and a mature tree. The property is on a private development of just four properties.

- Brand new barn style detached house
- Five bedrooms, two en suite
- Open plan kitchen/dining/sitting room
- Separate utility room, cloakroom
- High specification features
- Enclosed rear garden
- Detached double garage
- Off street parking for two cars

### **Additional Information**

- Mains water, Electricity
- The Local Authority is Central Bedfordshire Council
- The property is in council tax band





### Specification

The property has exposed beams and brickwork throughout. The ground floor has Oak flooring with under floor heating while the first floor has wool carpets. The bathrooms have Roper Rhodes bathroom suites with waterfall taps and spouts, and walk in wet rooms with Smart showers by Mira. There are dual fuel towel radiators in the bathrooms and traditional style 3 column radiators in all bedrooms.





### Kitchen/Dining Area & Sitting Room

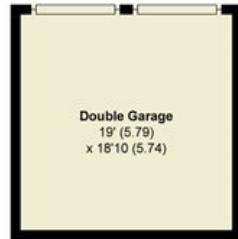
This dual aspect room has a sets of French doors with to the garden. The kitchen area has a range of fitted units with oak work surfaces and a Belfast sink. Appliances include an AEG 5 zone induction hob, an AEG integrated oven, microwave and dishwasher, and a Samsung American style fridge freezer with plumbed fresh water supply and ice. The utility room has an AEG integrated washing machine, a Sharp integrated 9Kg tumble dryer and a Viessmann LPG gas boiler.



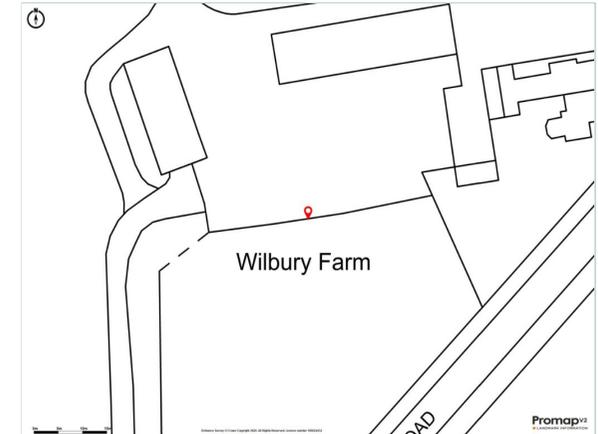
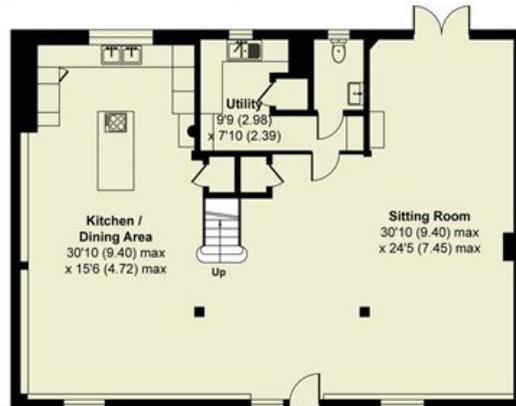
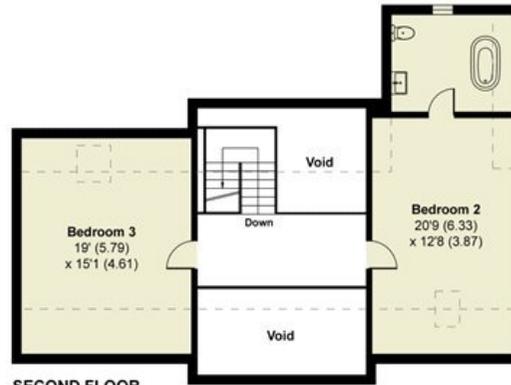


Approximate Area = 2982 sq ft / 277 sq m (excludes garage & voids)  
 Limited Use Area(s) = 398 sq ft / 37 sq m  
 Total = 3380 sq ft / 314 sq m

For identification only - Not to scale



Denotes restricted head height



### Situation

The barns are situated on a new development in a rural location near to a T junction with roads going to the villages of Ickleford and Arlesey and Letchworth Garden City. They are 3.5 miles from Hitchin Town centre and less than 4 miles from the mainline station. It is near to Ickleford Lavender Fields and the Blue Lagoon Sailing Club and The Hicca Way a walk from Ickleford along the River Ivel.



6 miles from Junction 8 A1(M)



31 minutes to London Kings Cross



4 miles from Hitchin Station



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2020. Produced for Michael Graham Estate Agents. REF: 674596

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