





A brand new detached barn style home built to a very high specification and with a detached double garage and countryside views on a plot of approximately half an acre.



# 1 Country Oaks

Hitchin Road, Arlesey, Bedfordshire,  
SG15 6SF

**Guide Price £925,000**



4 bedrooms



1 reception rooms



3 bathrooms



EPC Rating Band C

The property is set in open countryside on the Hertfordshire/Bedfordshire border but is just 3.5 miles from amenities in the centre of Hitchin.

There is approximately 2,206sq.ft. of accommodation which includes a 40 ft. long open plan kitchen/sitting/dining room. There is also a utility room, cloakroom, and two ground floor bedrooms, one with an en suite shower room and one with an en suite bathroom. The two remaining bedrooms are on the first floor and share a four piece bathroom

The double garage has power and light and there is off street parking for six cars. The garden has an extensive patio area and garden laid to lawn with post and rail fencing. The property is on a private development of just four properties.

- Brand new barn style detached house
- Four bedrooms, two en suite
- Open plan kitchen/dining/sitting room
- Separate utility room, cloakroom
- High specification features
- Plot of approximately 0.5 acres
- Detached double garage
- Off street parking for six 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/Sitting/Dining Room

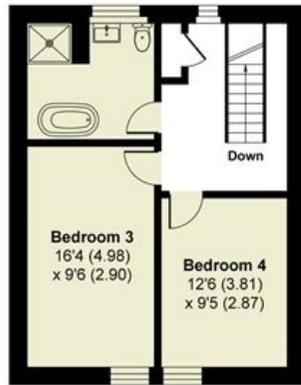
This dual aspect room has two sets of French doors with wing windows to the garden. The kitchen area has a range of fitted units with oak work surfaces and a Belfast sink. Appliances include an AEG 5 zone induction hob, an AEG integrated oven, microwave and dishwasher, and a Samsung American style fridge 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.



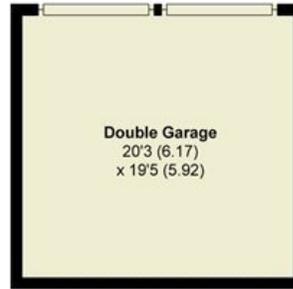


Approximate Area = 2206 sq ft / 204.9 sq m  
 Garage = 398 sq ft / 37 sq m  
 Total = 2604 sq ft / 241.9 sq m

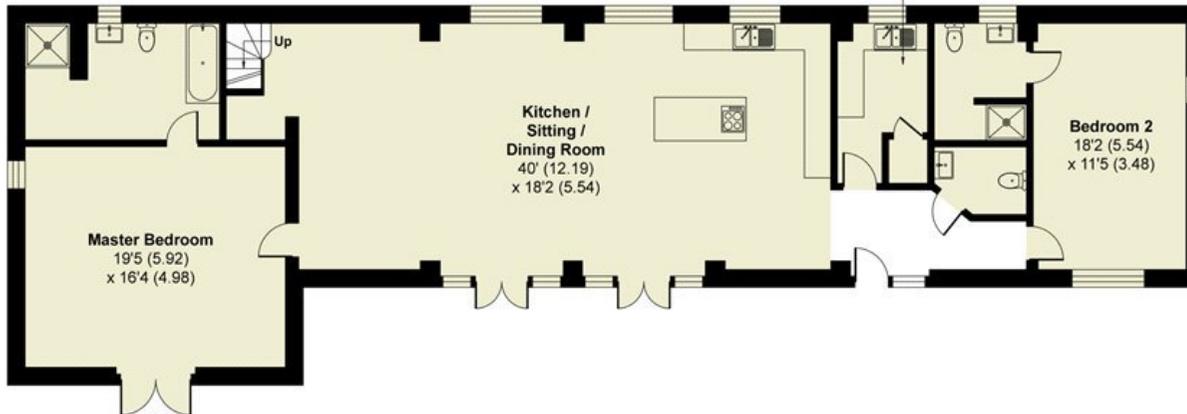
For identification only - Not to scale



FIRST FLOOR



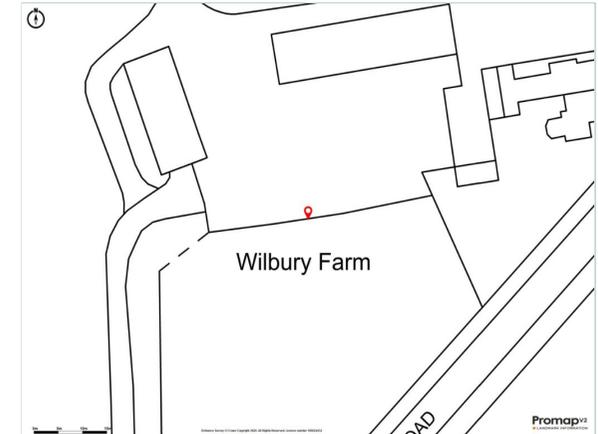
Utility  
11'8 (3.56)  
x 6'10 (2.08)



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Michael Graham Estate Agents. REF: 674597



### Situation

The barn is situated on a new development in a rural location near to a T junction with roads to the villages of Ickleford and Arlesey and Letchworth Garden City. The property is 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 mins to London Kings Cross



4 miles from Hitchin Station

Hitchin Office | 01462 441700

20 Bucklersbury, Hitchin, Hertfordshire, SG5 1BG

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Michael Graham Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.



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