





Guide Price
£2,600,000

A unique opportunity to purchase a deceptively spacious detached chalet bungalow and a detached barn conversion which stand on a large mature plot. The main property offers four bedrooms, three reception rooms, large kitchen/breakfast rooms and a range of outbuildings including garages and workshops. The barn provides three bedrooms, a large open plan sitting/dining room, study and dressing room. In addition there is a further detached studio and outbuildings and the plot does offer tremendous potential to redevelop subject to usual planning permissions.

Property Description

ENTRANCE PORCH

Door to

ENTRANCE HALL

Sliding door to kitchen/breakfast room. Door to garage. Opening to utility room.

KITCHEN/BREAKFAST ROOM

A range of wall mounted and floor standing units with work surface over. One bowl sink with mixer tap. integrated dish washer. Built in oven and hob with extractor fan over. Space for fridge/freezer. Radiator. Double glazed window to front.

INNER HALL

Stairs rising to first floor. Steps down to lounge. Doors to bedrooms two, three and four. Door to bathroom. Opening to dining room. Radiator.

LOUNGE

Double glazed double doors to garden. Open fireplace with brick surround. Two radiators. Double doors to family room.

FAMILY ROOM

Two double glazed windows to side. Double glazed window to rear. Radiator.

DINING ROOM

Two double glazed windows to front. Airing cupboard with water cylinder. Radiator.

BEDROOM TWO

Double glazed double doors to rear. Walk in wardrobe. Radiator.

BEDROOM THREE

Double glazed window to front. Radiator.

BEDROOM FOUR

Double glazed window to side.

WETROOM

Double glazed frosted window to side. Walk in shower. Low level W.C. His and hers sinks. Heated towel rail.

LANDING

Double glazed window to side. Study area.

BEDROOM ONE

Double glazed window to rear. Two double glazed windows to side. Radiator. Eaves storage. Door to en suite.

EN SUITE

Panel bath. Pedestal wash hand basin. Low level W.C.

GARAGE

Wall mounted electric boiler. Double glazed window to side. Electric up and over door.

FRONT GARDEN

Horseshoe driveway. Flower and shrub beds. Gated side access. Carport providing covered parking for two cars.

REAR GARDEN

A generous and mature rear garden which is mainly laid to lawn with decked and patio areas. Brick built studio with power and light. Additional timber studio with power, light and plumbing. Additional workshop with power and light.

CHICKEN BARN

ENTRANCE

Door to:

KITCHEN

Double glazed window to front aspect. Fitted with a range of wall-mounted and floor units with work surface over, single drainer sink unit with mixer tap, dishwasher, induction hob with extractor fan over, integrated oven, space for double fridge freezer, breakfast bar, tiled floor, stable-style doors leading to lounge/diner.

LOUNGE/DINING ROOM

Double glazed bi-folding doors to side aspect. Three radiators, brick feature wall, built-in storage, stairs rising to first floor, door to gym.

STUDY

Radiator

CLOAKROOM

Storage cupboard with space for washing machine, housing water tank and boiler.

DOWNSTAIRS BATHROOM

Low level WC, pedestal wash hand basin, heated towel rail, panelled bath with shower attachment and mixer tap.

LANDING

Doors to bedrooms and bathroom, with open area and Velux windows.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

DRESSING ROOM

Radiator.

BEDROOM TWO

Double glazed window to side aspect. Radiator, eaves storage.

BEDROOM THREE

Double glazed window to front aspect. Radiator, eaves storage.

BATHROOM

Double glazed frosted window to front aspect. Walk-in tiled shower cubicle, pedestal wash hand basin, low level WC, heated towel rail, storage cupboard, tiled floor.

OUTSIDE

FRONT GARDEN

Electric gate leading to driveway and parking.

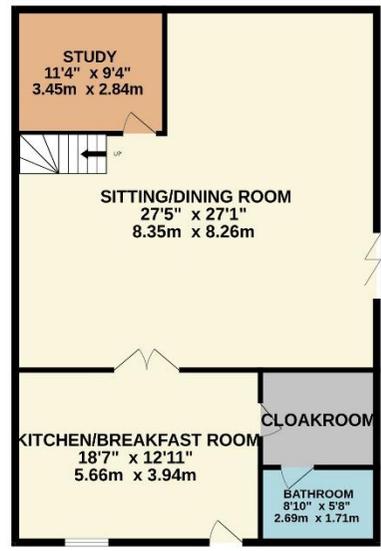
REAR GARDEN

Mainly laid to lawn with patio area and garden shed, outside light, outside tap.

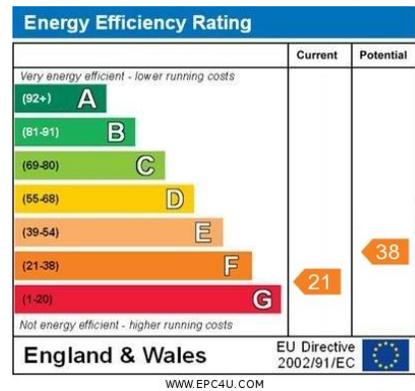
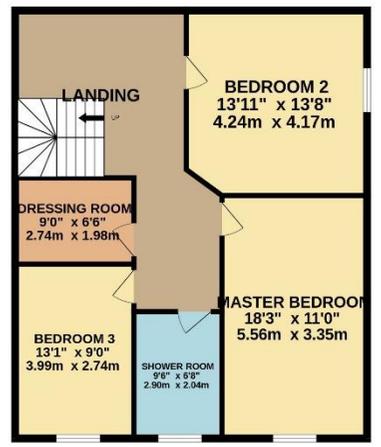


LITTLE GADDESSEN HP4 1PE (PRODUCED FOR MICHAEL ANTHONY)
 TOTAL FLOOR AREA : 4519 sq.ft. (419.8 sq.m.) approx.
 No accuracy to this image, text or measurements is guaranteed
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GROUND FLOOR



FIRST FLOOR



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents