

Agent Hybrid **Astonbury Manor** | Stevenage SG2 7EG





## ACCOMMODATION & DIMENSIONS

- Entrance Hallway & Downstairs WC
- Lounge/Diner 21'7 x 18'6
- Kitchen 13'3 x 12'9
- Utility 8'2 x 5'6
- Dining Room/Bed 4: 12'9 x 7'10
- Bedroom 1: 21'8 x 13'5
- En-Suite
- Bedroom 2: 13'4 x 11'4
- Bedroom 3: 12'9 x 10'0
- Family Bathroom

Agent Hybrid welcomes to the market, a rare opportunity to buy a Three Bedroom Semi Detached Home, located within the grounds the highly desirable Astonbury Manor. The Manor House itself has proudly stood in its own beautiful grounds on the edge of Aston Village since the 17th century. The house has seen many changes over the centuries and is now luxurious apartments following conversion around 1989. Shortly after the main house was converted, a mews of houses were built within the grounds and today they offer their owners a delightful and exclusive environment in which to live.



Number 20 is an attractive, freehold, semi-detached chalet style mews house, with spacious accommodation throughout and with its own lovely gardens that are set out to the front, and rear of the house, providing unobstructed view of the fields beyond. Those lucky enough to be residents of Astonbury Manor all enjoy use of the extensive, beautifully landscaped and cared for grounds that are a delight to meander through. For the more energetic there is a hard tennis court for residents use. Accommodation briefly comprises of; A spacious Entrance Hallway, with doors leading to a Downstairs WC and a Separate Dining Room, currently being used as a fourth bedroom, but equally be used as a home office. Furthermore, you will find a good-sized Kitchen, with separate Utility and a huge Lounge/Diner, with French doors leading out to the rear garden.





Stairs rise to to a spacious first floor landing, featuring a large open window overlooking the rear. Doors lead to the Family Bathroom, Three Good Sized Bedrooms and an En-Suite to the Master Bedroom. Externally, the property benefits from a well-maintained Rear Garden enjoying view to the fields beyond and you will also find a a Detached Double Garage to the side, with gravel Driveway in front. Viewing of the property and entire estate comes highly recommended.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

EPC TO FOLLOW

Agent Hybrid

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