



BY DESIGN

2 The Pastures

Upper Stondon, Bedfordshire



Charming 4 Bedroom Detached Potton Home on 1/3 Acre with Stunning Garden.

Welcome to The Pastures, a small exclusive cul-de-sac development of only 6 properties, the picture-perfect location for this charming 4 bedroom house. This detached Potton home, full of character and charm, offers the perfect blend of rustic elegance and contemporary comfort.

With convenience and comfort in mind, the entire house benefits from underfloor heating, ensuring a warm and inviting atmosphere throughout the year. 17 blinds on the ground floor and 2 blinds on the first floor are motorised and can be connected to smart devices such as Alexa and Google. A central vacuum system adds further ease to your daily routine.



2 The Pastures, Upper Stondon, Henlow, Bedfordshire, SG16 6QB

Ground Floor

As you step inside, you're greeted by a spacious entrance hall which leads to the large sitting room with an inviting inglenook fireplace, perfect for cozy evenings with family and friends. The stunning kitchen, recently renovated to the highest standards, features a sun room that floods the space with natural light. The kitchen was renovated only 5 years ago and boasts beautiful Quartz countertops and multiple integrated appliances including a dishwasher, microwave, Range Cooker and Insinkerator garbage disposal. There is also a fantastic pantry and space for an American style fridge/freezer. The utility room is located just off the kitchen and has a sink with Insinkerator garbage disposal and offers space for a washing machine and a tumble dryer. It also houses the brand new boiler and water tank. The adjacent dining room, complete with a mesmerising gas fire, creates the perfect ambiance for formal dinners or casual gatherings. A spacious office and cloakroom can also be found just off the entrance hall.















First Floor

The property offers four bedrooms, all with built-in wardrobes and/or cupboards, providing ample space for the whole family. The recently renovated bathrooms add a touch of luxury, featuring modern fixtures and fittings.













Outside

Situated on approx. 1/3 acre plot, the house enjoys a serene and private setting, backing onto picturesque countryside. The stunning garden offers a retreat from the hustle and bustle of everyday life, featuring carefully manicured lawns, vibrant flowerbeds, a variety of mature trees, a summer house and twin fitted electric patio heaters. There is also a shed and four large composters hidden away.

Parking will never be an issue with a double garage that includes a workshop, as well as a gated driveway providing secure off-road parking for multiple vehicles.









Information

Location

Located in Upper Stondon, a sought-after village on the outskirts of Henlow, Bedfordshire, residents can enjoy the perfect balance of countryside tranquility and convenient access to amenities.

In Stondon, within about 1km of the house, are multiple amenities including a lovely garden centre, a village hall, a lower school which has been rated Good by Ofsted, a pre-school, Mount Pleasant Golf Course and Bistro, a church, a convenience store, two hairdressers, The Bird in Hand pub, a Chinese restaurant, a doctor's surgery, a pharmacy with post office, a veterinary surgery and a garage with a shop. A short distance beyond, just across the Bedford Road, in Henlow Camp, are multiple shops including a One Stop, restaurants and take aways and more!

The Hertfordshire town of Hitchin is less than 6 miles away and has a wider range of facilities including the Swimming Centre which has outdoor and indoor pools. Trains from Hitchin to Kings Cross take approx. 33 minutes and the train from Arlesey to Kings Cross take approx. 39 minutes.

Extra Information

- The property benefits from a water softener.
- There are two outdoor taps, one of which is connected to the water softener.
- American style fridge/freezer, washing machine, tumble dryer and a few other items can be purchased through separate negotiation.
- The Beam Central Vacuum System dispatches all vacuumed material from the home via underground pipework to a cylinder in the workshop.
- The current broadband speed is approx. 77Mb/s. Both BT and Virgin media have recently indicated 'lightening fast' full fibre broadband will soon be available in this location.

Services

Mains gas, electricity, water and drainage.

Tenure | Local Authority | Council Tax Band

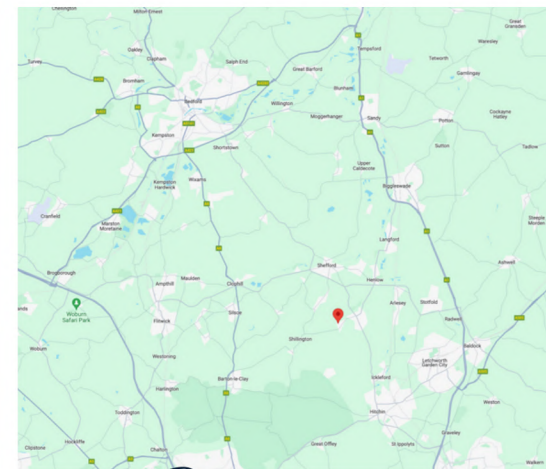
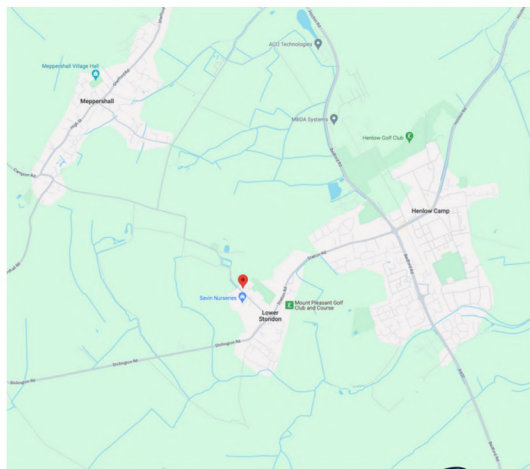
Freehold | Central Bedfordshire Council | G

Viewing Arrangements

Strictly via the vendors sole agents By Design on 07393997427

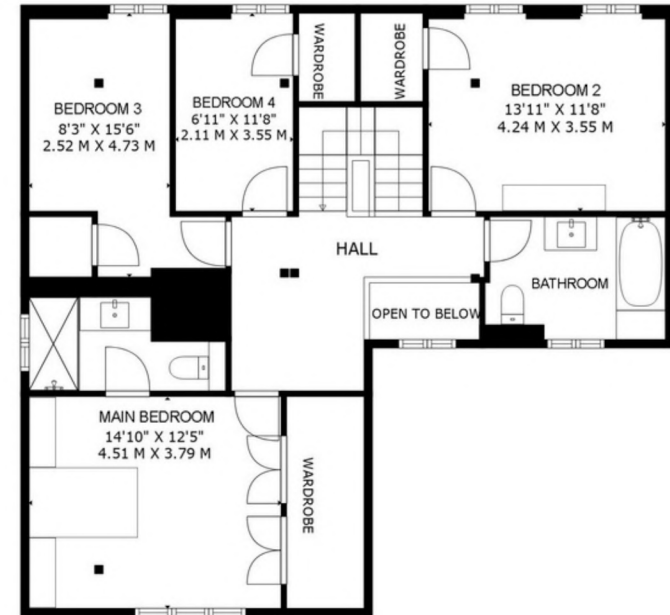
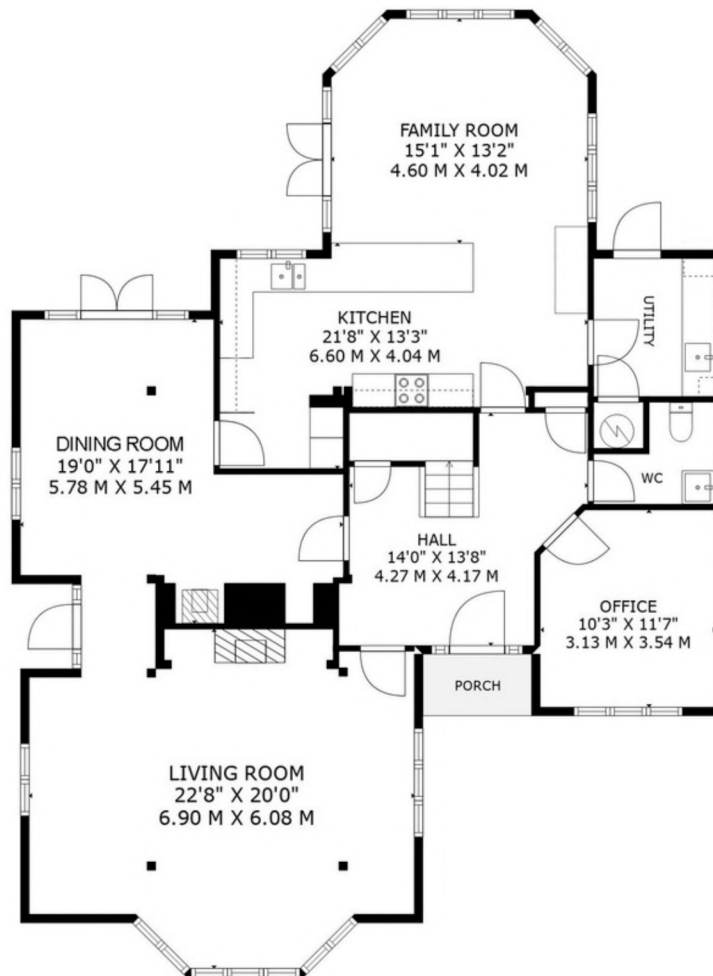
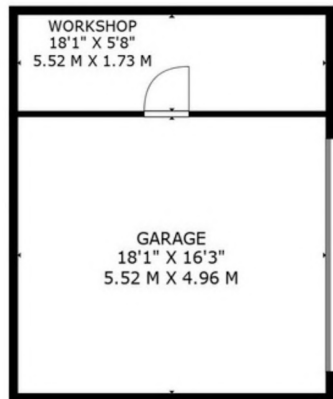
Website

For more information visit www.bydesignhomes.com



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Offers Over £900,000



FIRST FLOOR

GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL AREA: 2416 sq ft, 224 m²
 LOW CEILINGS/OPEN TO BELOW: 131 sq ft, 11 m²
 GARAGE/WORKSHOP: 398 sq ft, 37 m²

OVERALL TOTALS: 2945 sq ft, 272 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Agents notes: All measurements are approximate 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 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.





BY DESIGN

Marie Fritz

Marie.Fritz@ByDesignHomes.com

+44 7393 997 427

ByDesignHomes.com

  bydesign.marie

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National audience
local knowledge