



Elliot Heath
ESTATE AGENTS

1 Bradbury Farm Barns, Hare Street
Guide Price **£1,250,000**

1 Bradbury Farm Barns

Hare Street, Buntingford

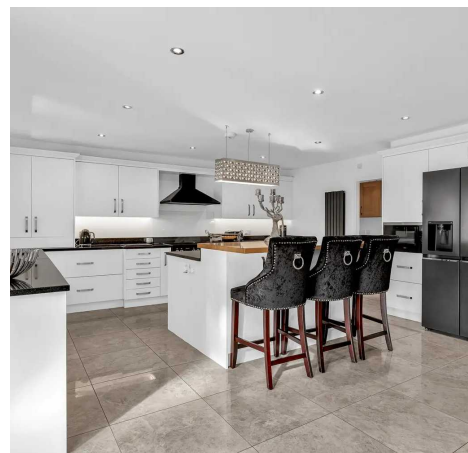
Individual barn style home in private gated development near Hare Street village. Generous gardens, open countryside views. 5 beds, 4 baths, spacious living areas over 3 floors. Double garage. 5 mins to Buntingford amenities, A10 to London and Cambridge. Call Elliot Heath 01920 293333.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Ground Floor

Approx. 119.3 sq. metres (1284.0 sq. feet)



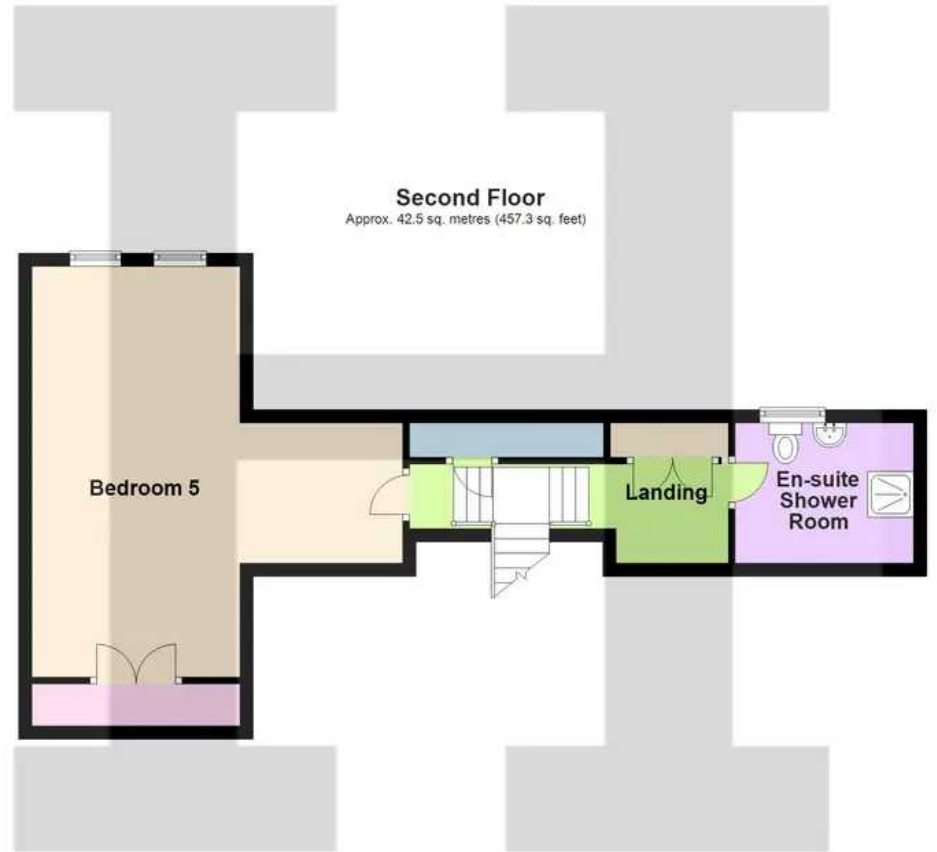
First Floor

Approx. 100.5 sq. metres (1082.1 sq. feet)



Second Floor

Approx. 42.5 sq. metres (457.3 sq. feet)



Total area: approx. 262.3 sq. metres (2823.4 sq. feet)

Entrance Hallway

With double glazed window to front aspect, stairs rising to first floor landing, storage cupboard, under stairs storage cupboard, tiled flooring, radiator. Doors to:

Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising dual flush wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, radiator.

Living Room 25' 6" x 16' 11" (7.77m x 5.16m)

A dual aspect room, with double glazed window to front aspect and French doors opening out to the garden, two radiators.

Kitchen/Breakfast Room 19' 4" x 16' 9" (5.89m x 5.11m)

A beautiful space, comprehensively fitted with a range of wall and base storage units with granite work surfaces over incorporating a inset sink and drainer unit, integrated appliances include; microwave, dishwasher, range style cooker with extractor over, space for American style fridge/freezer, central island with granite work surface and additional sink and drainer unit, with wood breakfast bar, tiled flooring, vertical radiator, door to utility, open to the dining room and open to:

Snug 11' 9" x 10' 1" (3.58m x 3.07m)

With double glazed window to rear aspect, vertical radiator, tiled flooring, open to:

Dining Room 19' 5" x 10' 10" (5.92m x 3.30m)

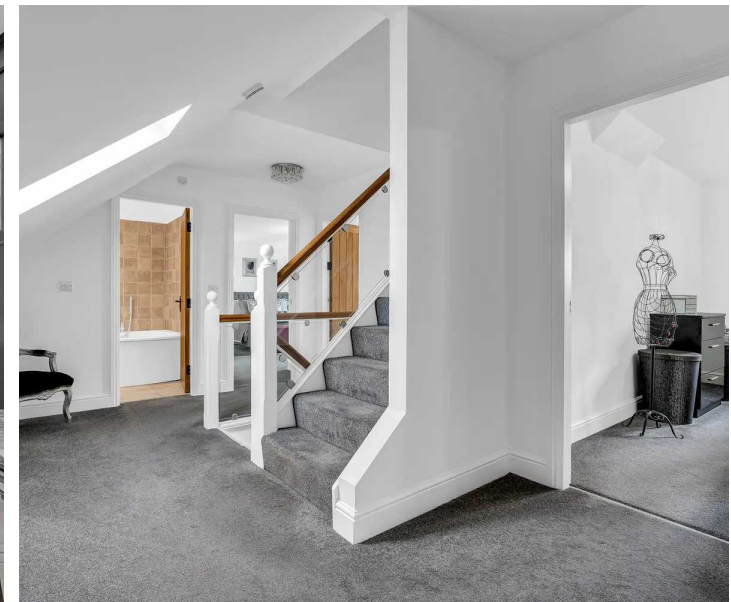
A stunning room with a high vaulted ceiling with exposed oak timbers, two sets of French doors giving access to the rear garden, tiled flooring with under floor heating.

Utility 9' 2" x 5' 0" (2.79m x 1.52m)

With double glazed window to front aspect, fitted with a range of wall and base storage units with granite work surfaces over incorporating a sink and drainer unit, appliance space, water softener, tiled flooring, oil fired boiler.

First Floor Landing

With Velux window to front aspect, stairs rising to second floor landing, airing cupboard. Doors to:



Bedroom One 17' 0" x 16' 8" (5.18m x 5.08m)

A beautiful room with full height windows looking over the rear garden and farmland beyond, vertical radiator, fitted bedroom furniture. Door to:

En Suite Bathroom

With double glazed window to front aspect. Fitted with a suite comprising roll top style bath, separate shower cubicle, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, chrome heated towel rail.

Bedroom Two 15' 8" x 9' 3" (4.78m x 2.82m)

With double glazed window to rear aspect with lovely views, radiator, fitted wardrobe cupboards. Door to:

En Suite Shower Room

With Velux window to front aspect. fitted with a suite comprising fully tiled shower cubicle, low level w.c, vanity unit with inset wash hand basin, tiled splash back areas, attractive tiled floors, chrome heated towel rail.

Bedroom Three 12' 10" x 9' 10" (3.91m x 3.00m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards.

Bedroom Four 10' 10" x 9' 11" (3.30m x 3.02m)

With double glazed window to rear aspect, with lovely views over the garden and open farmland, radiator, fitted wardrobe cupboards.

Bathroom

With Velux window to front aspect. Fitted with a suite comprising corner bath with shower attachment, dual flush w.c, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, chrome heated towel rail.

Second Floor Landing

With eaves storage and doors to:

Bedroom Five 20' 11" x 10' 2" (6.38m x 3.10m)

A large room built into the eaves, with double glazed window to rear aspect, radiator, built in wardrobe cupboard, fitted bedroom furniture.

Shower Room

With Velux window to rear aspect. Fitted with a suite comprising fully tiled shower cubicle, dual flush W.C, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, chrome





REAR GARDEN

To the rear of the property there is an attractive rear garden which is mainly laid to lawn with flowered and shrub borders, to the immediate rear there is a large patio area ideal for entertaining, gated access at the rear to the fields beyond.

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DOUBLE GARAGE

5 Parking Spaces

The property is located within an electronically controlled gated development which in turns leads to this property which again has it's own private gated driveway which provides parking for several vehicles and leads to a double timber framed garage with eaves storage and remote electric shutter doors.







Elliot Heath Estate Agents

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