



**Elliot Heath**  
ESTATE AGENTS

**The Old Windmill, 53 High Street, Standon**

Guide Price **£1,200,000**



# The Old Windmill, 53 High Street

Standon, Ware

Charming 4-bed period home, formerly the Windmill Inn, in Standon. Features include inglenook fireplace, exposed timbers, mature rear garden. Potential for further extension and studio flat above the double garage. 3 Receptions, kitchen/breakfast room, cellar, 2 baths. Large mature gardens.

Council Tax band: G

Tenure: Freehold



Old Windmill,  
Standon, SG11

Approximate Area = 259.28 sq m / 2791 sq ft  
(Including Garage)  
Garage  
Approximate Area = 31.77 sq m / 342 sq ft



Key :  
CH - Ceiling Height

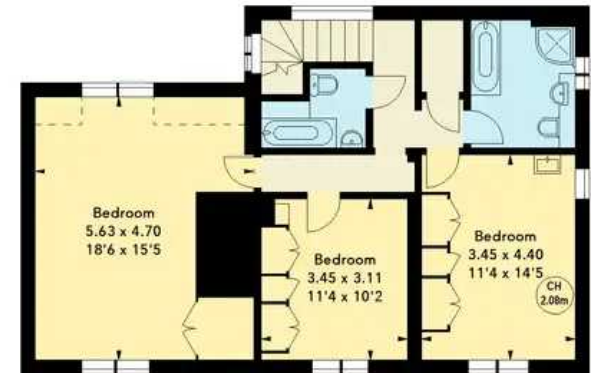
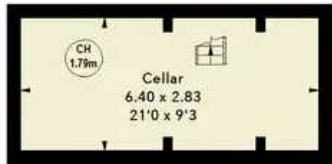


Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
© Orange Tree Photography



## Accommodation

Front entrance door giving access to:

### Dining Hall

24' 10" x 12' 3" (7.57m x 3.73m)

With bay window to front aspect, two radiators, exposed timbers, stairs to first floor landing with window to side aspect, doors to:

### Reception Room

21' 2" x 15' 7" (6.45m x 4.75m)

Dual aspect with bay window to front aspect and double doors opening onto the rear garden, two radiators, impressive red brick inglenook fireplace housing a wood burning stove.

### Study

14' 0" x 10' 4" (4.27m x 3.15m)

Dual aspect with bay window to front aspect and secondary glazed window to side aspect, exposed timbers, two radiators.

### Inner lobby

With hatch giving access to the cellar and door to:

### Downstairs Shower Room

With window to side aspect with obscure glass and secondary glazing. Fitted with a suite comprising shower cubicle, dual flush wc, vanity unit with inset wash hand basin, wood effect flooring, tiled splash back areas, radiator.

### Cellar

21' 0" x 9' 3" (6.40m x 2.82m)

Useful storage room.

### Rear Hallway

With large built in storage cupboard with window to side aspect housing gas fired boiler and space and plumbing for washing machine, door to outside, door to side hallway and stairs up to:





**Kitchen/Breakfast Room**

20' 10" x 13' 4" (6.35m x 4.06m)

With two windows to rear aspect with secondary glazing and double glazed double doors opening on to the rear garden. Fitted with a range of wall and base storage units with Quartz work surfaces over incorporating a sink and drainer unit, fitted gas Aga, integrated appliances, Quartz splash back areas, wood flooring, radiator.

**Side Hallway**

With door to outside, two built in storage cupboards, door to:

**Downstairs Bedroom**

18' 8" x 9' 9" (5.69m x 2.97m)

With double glazed window to front aspect. Fitted with a comprehensive range of bedroom furniture and shelving units, radiator.

**First Floor Landing**

With windows to rear and side aspect with secondary glazing, built in storage cupboard, doors to:

**Bedroom One**

18' 6" x 15' 5" (5.64m x 4.70m)

Dual aspect with windows to front and rear aspect, two radiators, fitted wardrobe cupboards, exposed timbers.

**Bedroom Two**

11' 4" x 14' 5" (3.45m x 4.39m)

Dual aspect with windows to front and side aspect, radiator, exposed timbers, fitted wardrobe cupboards, vanity unit with inset wash hand basin.

**Bedroom Three**

11' 4" x 10' 2" (3.45m x 3.10m)

With window to front aspect, radiator, fitted wardrobe cupboards, exposed timbers.

**Bathroom**

With window to side aspect with obscure glass and secondary glazing. Fitted with a suite comprising panel enclosed bath, separate shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, radiator.

**Bathroom**

Fitted with a suite comprising panel enclosed bath, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back area, tiled flooring, chrome heated towel rail.







## REAR GARDEN

The property benefits from a beautifully landscaped and heavily stocked mature garden measuring approx 128ft in length with various patio seating areas.

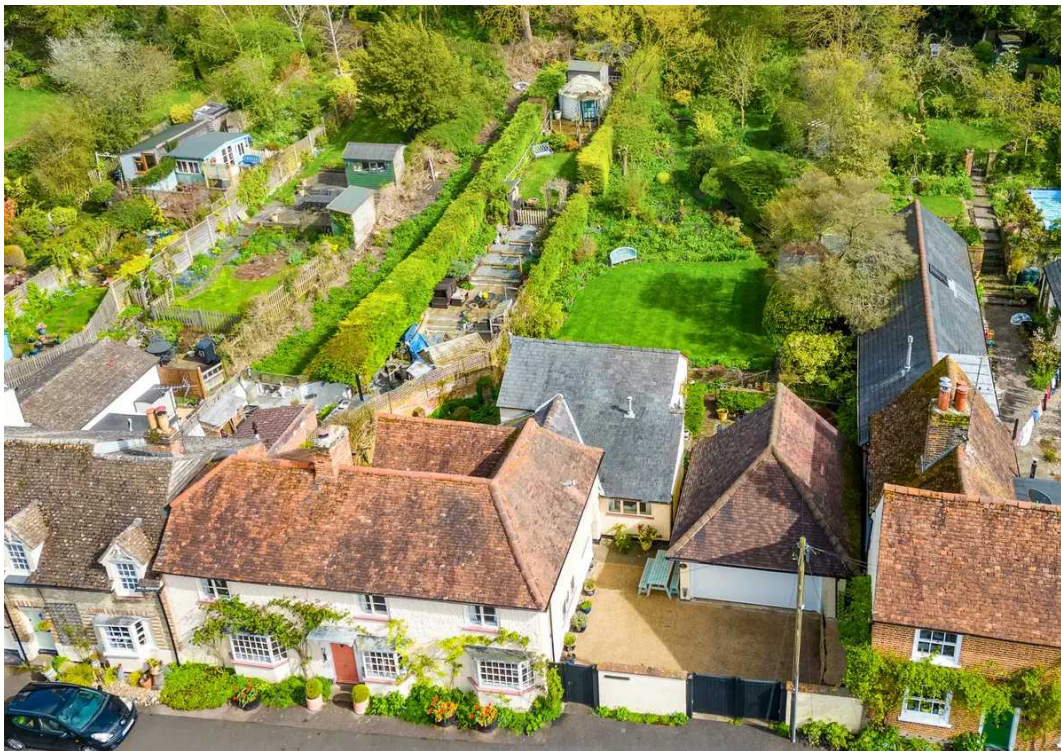
## GARAGE

4 Parking Spaces

The property benefits from gated access to an enclosed courtyard area which in turn gives a access to a double garage with electric doors and planning permission granted to create a studio above if so required.











## Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

[hello@elliotheath.co.uk](mailto:hello@elliotheath.co.uk)

[elliotheath.co.uk](http://elliotheath.co.uk)