783sqft - A truly charming and spacious one bedroom first floor apartment within this Jacobean manor house surrounded by 17 acres of beautifully kept grounds.

Price guide £295,000
Astonbury
This beautifully refurbished and tastefully fitted first floor
apartment forms part of a magnificent Grade I listed Jacobean
Manor that nestles in outstanding communal park like grounds of
approximately 17 acres. These fabulous beautifully tended
gardens provide some fine lawns, partly walled shaded seating
areas, 2 small lakes and a hard tennis court shared by all the
residents. There is also a private paddock which is owned by the
residents, and a large communal conservatory situated to the
rear of the main house which leads onto a sun terrace - an ideal
area for entertaining large groups by prior arrangement.

Astonbury Manor is of great historical interest being referenced
in the Doomsday Book, and is approached via a deep tree lined
private driveway with fields and meadows to both sides and just a
short drive to neighbourhood shops. Situated approximately ½ mile to the south east of Aston village, the original building, 'Astonbury' has offered a lifestyle to Royalty, Aristocracy and the Church. At the time the house appeared in the Doomsday Book, it was owned by the Bishop Odo de Bayeux, the half brother of William the Conqueror. In 1535, Astonbury was seized by Henry VIII who then passed the manor to Sir Henry Boteler, Sheriff of Hertfordshire, who commenced construction of the present building on the foundation of the medieval structure. For the commuter, Knebworth's mainline station lies approximately 2.5 miles to the west and offers a frequent service to London's King Cross. Junction 7 of the A1(m) is also approximately 4 miles away.

Communal Halls
This grand carpeted central approach allows access to the
communal conservatory and includes a fabulous oak carved
staircase which in turn leads to 'the Darby'
A solid wood door from here leads to:

Entrance Hall
This L shaped approach provides a dado rail and ornate coved
ceiling. There is a built in double cloaks/storage cupboard, entry
phone system, radiator with fretwork cover and a bespoke lit
bookcase. Panelled doors lead to:

Cloakroom 7'1 x 2'10 (2.16m x 0.86m)
Newly fitted and highly contemporary white suite comprising a
concealed flush WC, square wash hand basin with mixer tap and
cupboard below, tiling to dado height, extractor fan, 2 inset spot
lights, fitted 'Karndean' floor and a cupboard housing the fuse
board.

Drawing Room 23'3 x 15'0 (7.09m x 4.57m)
This truly impressive space is again recently decorated and boasts
a feature exposed brick fireplace with stone hearth, 9'6" high
ceiling, 3 radiators with fretwork covers, TV point, picture light
and a fabulous deep leaded light window with the most
outstanding views of the grounds.

Fitted Kitchen 10'2 x 11'8 (3.10m x 3.56m)
Recently fitted with an extensive range of white 'Crown' high
gloss units to include cut granite working surfaces with splash
tiling and concealed under unit lighting. There is a built in Bosch
oven and 4 ring induction hob with stainless steel and glass
extractor hood above, integrated stainless steel sink with
versatile mixer tap and cut granite drainer. Integrated washer/
dryer, integrated dishwasher and integrated full height fridge/
freezer. Fitted 'Karndean' floor, over unit lighting, fitted smart TV
and a feature leaded light window that again allows stunning
views across the grounds.

Inner Lobby
Situated off the hallway and allowing access to the bedroom, this
area has an airing cupboard housing the pre lagged hot water
tank with fitted immersion heater and shelf storage. Door to
bathroom and opening to:

Bedroom 12'5 x 9'3 (3.78m x 2.82m)
With a range of wardrobes fitted to one wall, this lovely double
room has a radiator with fretwork cover and again, a stunning
feature window overlooking the front and driveway.

Bathroom 8'0 x 5'6 (2.44m x 1.68m)
Newly fitted modern white suite comprising a double ended
panelled bath with integrated mixer tap and hand held shower
spray, along with an integrated monsoon head above and fitted
glass screen. The wash hand basin and concealed flush WC are set
into a bespoke cabinet with storage cupboards below. Fully tiled
walls, 'Karndean' floor, shaver point, chrome heated towel rail,
extractor fan and 3 inset ceiling spot lights.

Communal Grounds
These fabulous private grounds extend to approximately 17
ACRES with deep shaped lawn areas, an abundance of evergreens
and perennials, seating areas, wonderful established trees, 2
small lakes and a hard tennis court shared by all the residents.
There is also a paddock area which is owned by the residents.
All residents have use of a LARGE CONSERVATORY situated to the
rear of the main house which leads onto the sun terrace and
overlooks the formal gardens and paddock area. This is an ideal
area for entertaining guests by prior arrangement.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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