



Roe Green

Sandon

Bryan Bishop
and partners



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Summary:
Bryan Bishop & Partners are delighted to bring to the market this exceptional four/five double bedroom, four-bathroom detached house in a wonderful rural setting within the highly desirable north Hertfordshire hamlet of Roe Green just outside Sandon. Surrounded by open countryside stretching away as far as the eye can see, yet within easy reach of Baldock and Royston and nicely positioned between the A10, A505 and A1(M), this wonderful family home has just recently been the beneficiary of a comprehensive refurbishment, including a new boiler, and it really shows! All of the work was carried out to the very highest standards of craftsmanship using only premium materials, meaning the property is presented in absolutely immaculate condition inside and out and offers generous, flexible and well specified accommodation that includes a large bedroom and bathroom complete with bath and shower on the ground floor, along with ample opportunity to add a further bedroom within the part-converted garage that is already equipped with a shower room. Set on a large plot with a private gated entrance opening out into an area providing secure parking for multiple cars and with generous gardens front and back, this house really excels on every level.

Accommodation:
Clever architectural design gives the property plenty of visual appeal as you approach, with some neat styling cues such as the triangular gable windows matched between the house and the garage. The triangular theme cleverly continues at the front door, which has a diamond shaped inset window and a cantilevered tiled roof porch offering protection from the weather as you enter. Once inside you are greeted by a welcoming entrance hall nicely lit by a Velux window set into the roof. To the right a door opens into the study/office, again with a smart Velux roof light, that is certainly large enough to provide an effective work from home facility if needed. Beyond the study/office is a door into the rear of the garage, which is a tandem double that has been partly converted into living space, including a useful shower room. This could easily be configured as bedroom five or offered as day to day living space additional to the ground floor bedroom four for a family member of restricted mobility if so desired, a valuable and flexible asset to have even if it is not currently required to function in that way.

The rest of the house stretches out to the left of the entrance hall, beginning with the snug which is a charming room kept light and bright throughout the day by three windows arranged over two separate aspects, ably supplemented by two further Velux windows set into the roof above the stairwell. The room is a nice size and shape making it easily able to accept casual seating and other pieces of occasional furniture along with a beautifully crafted staircase in oak and glass climbing one wall with a wonderful gothic window gracing the low-level landing part way up.

From the snug a door opens into the absolutely stunning open plan kitchen/dining/sitting room. This is a large room by any assessment at thirty-four feet long, but it carries its size extremely well, particularly as it is flooded in natural light whatever the time of day thanks to no fewer than four separate windows arranged around two of the aspects and a fabulous set of bi-fold doors at the centre of the long outside wall. This room really encapsulates the phrase "bringing the outside in" as the room is just filled with the wonderful open views across the garden and into the glorious unspoiled countryside beyond. Three of the windows are grouped at one end that has been cleverly designated as the working kitchen, containing a comprehensive array of bespoke wall and floor mounted cabinets fitted around the perimeter as well as an impressive island at the centre. The cabinets display a pleasing variety of formats, including open shelving, plate racks, glass fronted, and so on, which do a great job in keeping the large space visually appealing as well as completely practical, with a number of the corner units fitted with wonderfully curved doors. Integrated within the cabinets is a full collection of premium branded appliances, along with designated spaces for larger free-standing items such as a full height double width fridge freezer and a double width range style cooker. The remainder of the room is left as open space for you to layout and furnish as you see fit, with more than ample space to accept a large dining table and chairs as well as multiple sofas, chairs and other occasional furniture besides. This is a superb room with an easy connection out into the large garden that is sure to quickly become the hub and heart of this wonderful home, bringing the family together at all times of the day and absolutely shining when entertaining guests, during the day or evening.

Adjacent to the kitchen area is a door through into the substantial utility room, which is fitted with storage cupboards and a sink along with plumbing and power for a washing machine and dryer. This room also has a useful door opening out to the exterior, making it a great entrance with muddy feet and maybe also a muddy dog after being out enjoying the fabulous country walks that surround you.





From the utility room there is direct access through to a full bathroom with separate bath and shower. This is a really useful facility, particularly if you are utilising any of the ground floor bedrooms and also acts as a well-placed guest cloakroom.

At the far end of the kitchen is the living room, another capacious but well-balanced room that takes full advantage of the wonderful views out across the surrounding countryside. Two windows at one end join together with a glass sliding door set between two full height windows to drown the room in daylight and those stunning vistas, whilst a smart modern log burner rests inside an exposed brick fireplace at one end with a charming oak bressumer beam above it, providing an elegant focal point as well as welcome winter warmth. This room is large enough to be whatever you want it to be, easily absorbing multiple suites of lounge furniture whilst still leaving generous floor space to allow an easy flow in, around and through the room. This is another room, readily connected to the patio that flows around the sides and rear of the house, that will enhance your day-to-day life and then absolutely excel when entertaining guests.

Adjacent to the living room and accessed from the end of the kitchen/dining/living room is the family room/bedroom four. This room also has a nice connection out onto the patio through glazed French doors, again blessed with glorious uninterrupted views of the fields beyond the patio and low-lying boundary hedge. This room would make a terrific ground floor bedroom if needed, with enough space for casual seating also, giving a nice private space for a family member who needs some support but also a reasonable level of independence. If that need does not exist, or the bedroom on the other side of the ground floor is preferable, then there are myriad opportunities for alternative uses for this large room, which range from home gym, TV/cinema room, games room, playroom, teenage hangout space or a home office of commercial proportions. A capable and adaptable room highlighting the overall flexibility of this wonderful house.

Upstairs a central hallway runs the length of the first floor, leading to each of the three double bedrooms and the family bathroom which boasts a separate bath and shower. All of the bedrooms feature open pitched ceilings with some beautiful architectural lines to the ceilings, with two of them also boasting the triangular windows rising up into the central points of the gable ends. The principal bedroom has a wall of fitted wardrobes, a delightful balcony reached through glazed French doors, and a luxury en-suite bathroom with a free-standing designer bath and a separate shower.

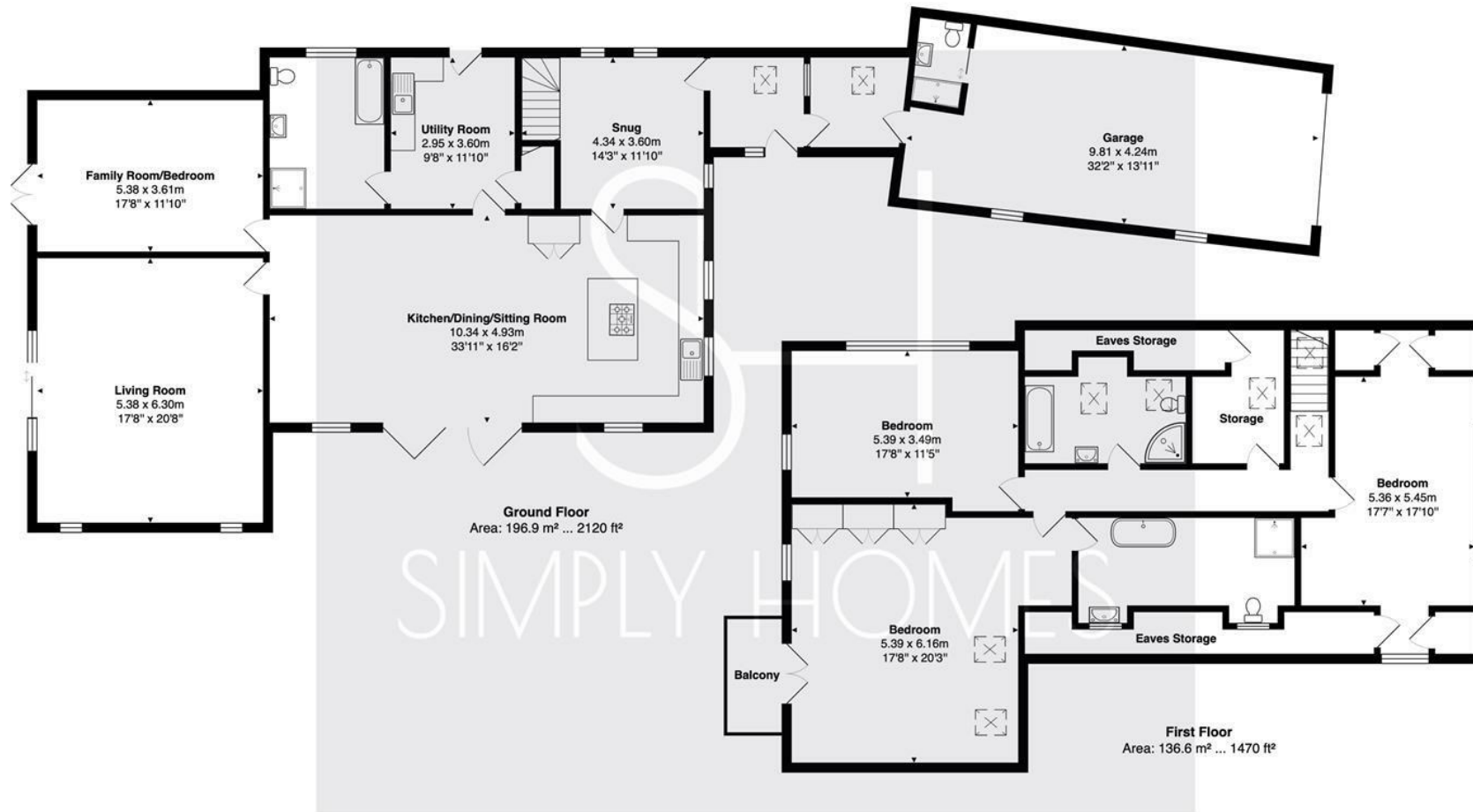
Exterior:
The house is set well back from the front of the grounds, allowing generous parking on the gravel driveway that extends from the gated entrance up to and alongside the front of the tandem double garage. From there a neat pathway curves up through a neat lawn to the front entrance as well as crossing the lawn to a separate gated entrance to the rear garden. There is a paved capitol that runs the full perimeter of the house, linking all of the many access points, with a roofed pergola in one corner, along with a greenhouse and separate workshop with power supplied. The patio provides a perfect situation for outdoor casual seating and dining furniture outside the living room and the kitchen/dining/living room, whilst the rest of the garden is a large open lawn with mature well-maintained hedges around the boundaries and a delightful brick built raised bed along one side.

Location:
Sandon village has a highly regarded primary school and is approximately 8 miles from the market towns of Baldock and Royston, both offering an excellent range of shopping and educational facilities with mainline railway stations both with fast and regular services to London and Cambridge. At Ashwell, approximately 3 miles away, there is also the Ashwell and Morden railway station.









Total Area: 333.5 m² ... 3590 ft² (excluding balcony)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		









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and partners

63 High Street | Welwyn | AL6 9EG | 01438 718677 | info@bryanbishop.co.uk | www.bryanbishop.co.uk Find us on

