



OLD MEADOW,  
ST PAULS WALDEN



## Old Meadow

St Pauls Walden  
Hertfordshire SG4 8DN

**Guide Price £1,250,000**

Located in the rarely available and much sought after village of St Pauls Walden and backing directly onto beautiful open countryside Old Meadow is a striking four bedroom, three bathroom detached family home.

Ideal for a growing family or as a base for large scale entertaining, this semi rural home is in our opinion a peaceful haven conveniently situated for Hitchin and its historic Town Centre, mainline Railway Station to London Kings Cross and for the larger village of Whitwell just under a mile away.

In addition the property benefits from two separate front doors and the accommodation layout lends itself to a home business or, with bathroom alterations, to a multi generational home with independent access.

The subject of considerable extension and improvement by the current vendors the open plan kitchen/breakfast room links to partially open plan lounge and dining room areas, whilst the ground floor also provides two further entirely separate reception rooms. The property offers further scope to personalise and enhance including an opportunity to complete the second floor conversion (subject to the usual consents).

Set well back from the lane with extensive parking, swimming pool, summerhouse and hot tub this really is an amazing home! Viewing essential, call for an early appointment.

### Viewings:

By appointment with Norgans Estate Agents.





## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Wide entrance door with glazed side panels opening to:-

#### Entrance Hall

Door to cupboard housing meters and fuse box (not tested). Radiator. Open plan to a superb kitchen/breakfast room, sitting room and dining space ideally suited to the growing family or a space for large scale entertaining. Individual room areas comprise:-

#### Sitting Room 4.45m x 3.07m (14'7" x 10'1")

Plus recesses. Including a raised open plan fire with granite hearth and tiled surround. Radiator. uPVC double glazed window to front.

#### Kitchen/Breakfast Room 6.07m x 4.45m (19'11" x 14'7")

Comprehensively fitted with a range of contemporary units comprising white gloss base cupboards with drawers and matching wall mounted cupboards including larder style cupboards. Inset 1½ ceramic sink unit with drainer and mixer taps over. Rolled edge worksurfaces plus large pebbled granite peninsula breakfast bar. Stainless steel Cookcentre range style cooker with stainless steel extractor hood over (not tested). Integrated dishwasher (not tested). Space for an American style fridge freezer. Ceramic tiled floor. Part ceramic tiled walls. Halogen spotlights. Underfloor heating. uPVC double glazed window to rear with views to the swimming pool, hot tub and open fields beyond.

#### Dining Room 3.63m x 2.54m (11'11" x 8'4")

Radiator. uPVC double glazed window to side.

#### Entrance Lobby

Tiled floor. Hanging space. Coir mat well. Door to side providing access to the Carport.

#### Inner Hall

Staircase to first floor. Radiator. Door to the front with access to the front patio and garden. Understairs storage cupboard. Radiator.

#### Study 4.67m x 3.18m (15'4" x 10'5")

UPVC double glazed windows to side. Double full height casement doors to the front patio and garden.

#### Family Room 4.32m x 3.35m (14'2" x 11'0")

Radiator. uPVC double glazed window to side. Double casement doors with matching side panel to side patio area.

#### Utility Area

Larder style cupboard. Space and plumbing for washing machine. Space for tumble dryer. Ceramic tiled floor. uPVC double glazed casement door to the side with access to the side and rear garden.

#### Cloakroom

Fitted with a suite comprising a low level W.C with concealed cistern and contemporary square washbasin on wenge base with mixer taps over and tiled splashback. Built-in cupboard.

### ON THE FIRST FLOOR

#### Landing

Doors to all Bedrooms and Family Bathroom. Radiator. uPVC double glazed window to side.

#### Bedroom 4.27m x 3.56m (14'0" x 11'8")

Radiator. uPVC double glazed window to side.

#### Family Bathroom

Fitted with a white suite comprising jacuzzi bath, corner shower cubicle, washbasin on wenge base and low level W.C. Chrome heated towel rail. Recessed spotlights. Extractor fan. Fully ceramic tiled walls. UPVC double glazed window to side.

#### Bedroom 4.47m x 3.18m (14'8" x 10'5")

Radiator. uPVC double glazed windows to rear. uPVC double glazed full height casement doors to the balcony affording fabulous views across to the rear garden and on to the open fields and countryside beyond. Door to:-

#### En-Suite Shower Room

Fitted with a suite comprising tiled shower cubicle, washbasin inset in vanity units with cupboards and low level W.C with concealed cistern, cupboard and glass fronted display cupboard. Recessed spotlights. Underfloor heating. Ceramic tiled walls and floor. Extractor fan. uPVC double glazed window to rear.

#### Bedroom 4.45m x 3.53m (14'7" x 11'7")

Including chimneybreast. Radiator. uPVC double glazed window to front. Step down to:-

#### En-Suite Bathroom

Fitted with a suite comprising large corner jacuzzi style bath with chrome mixer tap and handheld shower attachment over plus additional fixed head shower, dual square washbasins with chrome mixer taps over on wenge bases with display shelving and low level W.C. Chrome ladder radiator. Access to large eaves storage. Ceramic tiled walls and floor. Underfloor heating. Extractor fan. uPVC double glazed window to side.

#### Bedroom 4.47m x 3.20m (14'8" x 10'6")

Radiator. uPVC double glazed windows to side.

### ON THE SECOND FLOOR

#### Loft Space

Accessed via a fixed carpeted staircase, a loft space partially converted to living accommodation but subject to the usual building regulation consents.

### OUTSIDE

#### At the Front

Accessed via double timber entry doors and additional timber pedestrian gate, the front of the property provides gravelled parking for a large number of vehicles and leads to wide neat lawns with inset flower and shrub borders. The boundaries being of mature trees and shrubs.

#### Garage & Carport

Single garage with barn style doors to front. Door to side.

Carport providing covered parking for one vehicle and allowing dry access from the house to the garaging.

#### Rear Garden

To the rear, a paved and decked garden with swimming pool and raised hot tub along with a large pitched roof summerhouse. Boundaries comprise timber fencing with views over open farmland and countryside.

### FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

### COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is Band G. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

### EPC RATING

Current D; Potential C.

### FLOOR AREA

Approx 211sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. Conservatory, integral garage etc).

### SERVICES

All mains services are understood to be installed and connected. Please note that we have not tested any services installations or appliances.







Total area: approx. 215.4 sq. metres (2318.4 sq. feet)