



Walchra Court, Walkern, SG2 7FA

**CHEFFINS**

# Walchra Court

Walkern,  
SG2 7FA

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**Guide Price £1,500,000**

- Extensive Accommodation Extending to Approximately 4000 sqft (including garage)
- Heat Recovery System
- Underfloor Heating Throughout Offering Zonal Climate Control
- Constructed in 2018 with a Structural Insulated Panel System Mounted over an Oakwrights Oak Frame
- Face Glazing Within the Oak Frame Benefiting from UV Protection

Charter House is a truly stunning and highly versatile residence offering extensive accommodation extending to approximately 4000 sq.ft. (including garage). The efficient and imaginative layout of the internal spaces and circulation is coupled with a very high level of specification throughout the building fabric, the engineering systems and the internal fittings. Particular features include the incredible atmosphere created by the abundance of natural light and open spaces enjoying a stunning vista through the full height double glazed windows and doors, whole house fresh air mechanical ventilation with heat recovery, underfloor heating with individual room control, a range of smart home applications including Siemens appliances with bluetooth connectivity and outside lighting controlled by the Heatmiser app. The layout of the house and careful selection of materials and finishes reflect the highest aspirations on sustainable construction, low maintenance and low energy costs, significantly in advance of Building Regulation standards at the time of construction.





## LOCATION

Located on the outer envelope of the historic village of Walkern, Charter House occupies an idyllic and tranquil setting offering easy access to the surrounding amenities including a primary school, local shop, post office, two pubs, award winning Brewery Tearooms & Gift Shop, community centre and two churches. The property is also well situated for rail and road links, with the A1(M) junction 7 (approx 5.5 miles) and the mainline Railway Station at Stevenage which connects to St Pancras and London Kings Cross with fast trains from 23 minutes (approx 4.5 miles) and further education options include Heath Mount School (6miles), Freeman College (6 miles) and St Edmund's College (10 miles).

## OUTSIDE

The front of the property is gated with feature flower beds, extensive lighting and a driveway with granite cobble sett borders leading to the double garage, storeroom and entrance door.

The fully enclosed tiered garden is mostly laid to lawn with a range of feature flower beds and mature shrubs, security lights, mature trees, a large patio area, external taps and power points and gated side access.

## GROUND FLOOR

### ENTRANCE HALLWAY

With windows to the front and side aspect, entrance door, porcelain tiled floor, vaulted ceiling, open to inner reception room

### INNER RECEPTION ROOM

With windows to the front and side aspects, porcelain tiled floor, steel staircase with oak treads and toughened glass panels, open to dining area with vaulted ceiling, opening to kitchen/day room

### KITCHEN/DAY ROOM

With windows to the side aspect, Bakehouse German Modern handleless kitchen with range of eye and base level units, large L shaped island with breakfast bar and under unit lighting, corian worktop with under mounted sink and a half, Siemens appliances include; fridge/ freezer, chest level oven, chest level microwave oven, dishwasher and induction hob, integrated Caple window wine cooler, porcelain tiled floor, vaulted ceilings, sliding patio doors, Velux window, opening to:

### FAMILY ROOM

With window to the side and rear aspect, porcelain tiled floor, fitted unit with hidden door opening to the wine store

### DRAWING ROOM

With windows to the side and rear aspect, sliding patio doors to the garden, porcelain tiled floor, Stovax multi fuel burning stove

### GUEST CLOAKROOM

With window to the rear aspect, low level wc with hidden cistern and eco flush plate, floating wash counter with mounted Lusso stone resin basin and mixer tap over, electric heated mirror, tiled floor

### UTILITY ROOM

With window to the side aspect, range of two tone handleless units, Corian preparation counter with under mounted double sink, space for appliances include; fridge freezer, washing machine, dryer, porcelain tiled floor, vaulted ceiling, velux windows, doors to roof voids housing MVHR system and pressurised water cylinder, separate loft storage, double door to boot room

### BOOT ROOM

With entrance door, window to the front aspect, porcelain tiled floor, door to stairs leading to bedroom four

### BEDROOM 4

With window to the side aspect, Velux windows, vaulted ceilings, wood effect tiled floor, sliding door to:

### EN-SUITE SHOWER ROOM

With Roca suite comprising; low level wc with

hidden cistern and eco flush plate, wall mounted wash basin with chrome mixer tap, shower cubical with glass and chrome sliding door, chrome heated towel rail, tiled floor, part tiled walls, vaulted ceiling

### FIRST FLOOR

Vaulted landing with Velux window, wood effect tiled floor, doors to:

### PRINCIPAL BEDROOM

With windows to the rear aspect, Juliette balcony, wood effect tiled floor, vaulted ceiling with Velux windows, fitted wardrobes, sliding door to:

### EN-SUITE SHOWER ROOM

With Roca suite comprising; low level wc with hidden cistern and eco flush plate, wall mounted vanity unit with inset sink and chrome mixer tap over, glass and chrome shower cubical with drencher head over, heated towel rail

### BEDROOM 2

With window to the front aspect, wood effect tiled floor, Velux window

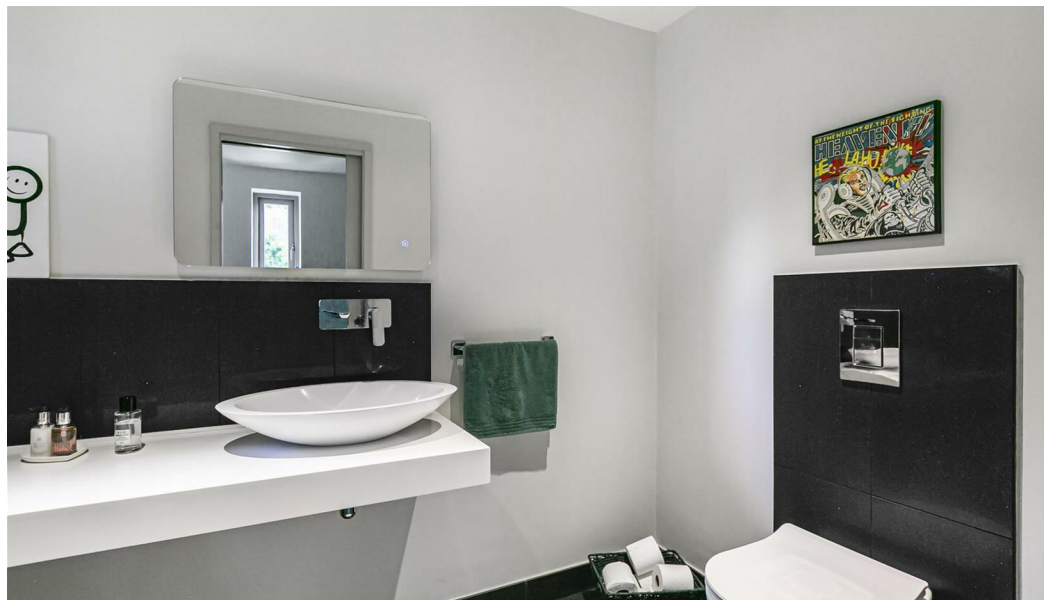
### BEDROOM 3

With window to the rear and side aspect, eaves storage cupboard, fitted wardrobes, wood effect tiled floor Velux windows


### FAMILY BATHROOM

With Roca suite comprising; low level wc with hidden cistern and eco flush plate, wall mounted vanity unit with chrome mixer tap over, panelled bath with chrome mixer tap, glass and chrome shower cubical, part tiled wall, tiled floor, chrome heated towel rail, Velux window







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Guide Price £1,500,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - East Herts District Council

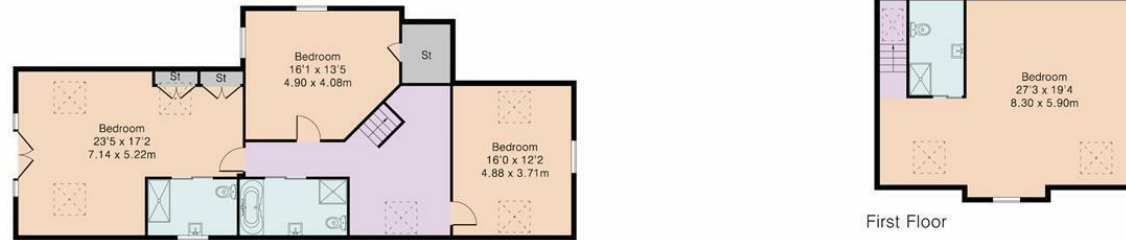




Approximate Gross Internal Area 4004 sq ft – 372 sq m  
 Ground Floor Area 2022 sq ft – 188 sq m  
 First Floor Area 1634 sq ft – 152 sq m  
 Garage Area 348 sq ft – 32 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.