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HERE TO GET *you* THERE

The Sadolins Fox Lane, Therfield, SG8 9PJ

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Asking Price £850,000

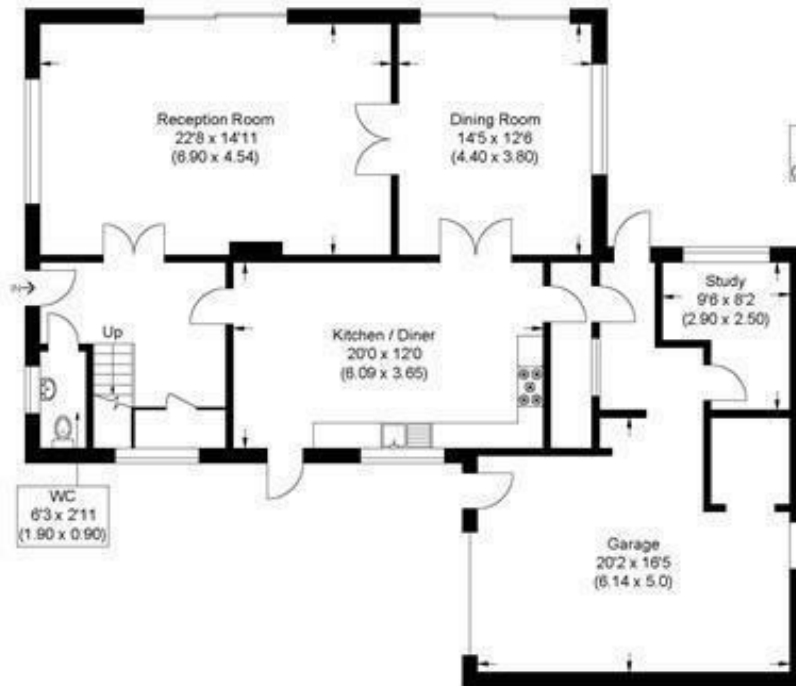
Set off the popular village green this large individual detached property (approaching 3000 square feet including garage and outbuildings), in a secluded location with great potential to add further value. A rare find in a very sought after village.

- Large refitted kitchen breakfast room.
- Spacious dual aspect dining room.
- Master bedroom with en suite bathroom and two walk in wardrobes.
- Family bathroom with separate shower cubicle.
- Substantial gravel drive.
- Dual aspect sitting room with feature open fireplace,
- Utility room. Study. Downstairs cloak room.
- Three further double bedrooms.
- Two garages and further large outbuilding.
- Large private rear garden.

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Approximate Gross Internal Area
 192.26 sq m / 2069.46 sq ft
 (Excludes Garage/Workshop)
 Garage Area 58.38 sq m / 628.40 sq ft
 Workshop Area 19.50 sq m / 209.90 sq ft
 Total Area 270.14 sq m / 2907.76 sq f

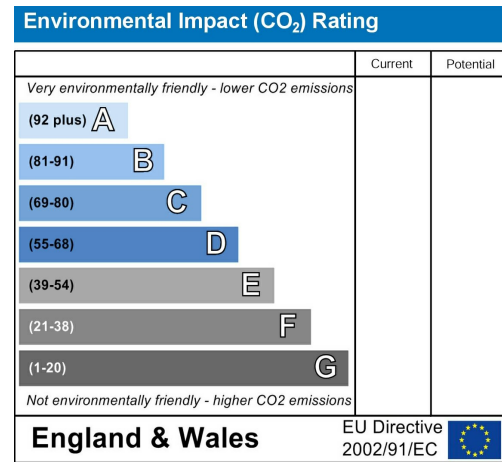
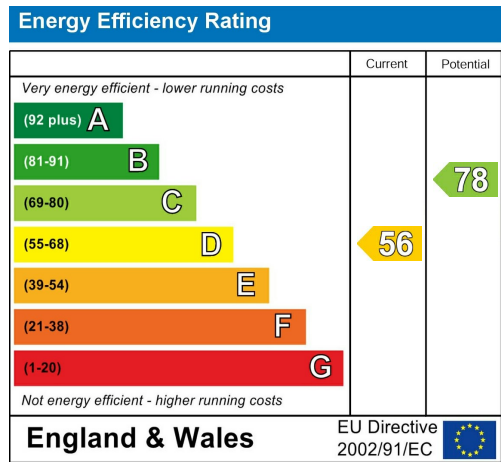


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

COVERED ENTRANCE VESTIBULE

Walk through vestibule with tiled floor and loft access.

ENTRANCE

Hardwood front door.

ENTRANCE HALL

Twin glazed door to sitting room. Doors to kitchen breakfast room and cloakroom. Turing stairs to first floor with window over half landing. Under stairs cupboard. Radiator.

CLOAKROOM

Frosted window to side. Low level WC. Pedestal wash hand basin. Tiled floor. Radiator. Coving.

KITCHEN BREAKFAST ROOM

20 x 12
Refitted with extensive range of gloss white units. French doors and window to front. Twin glazed doors to dining room. Inset five ring hob. Inset one and a half white ceramic sink with spray head mixer tap. Eye level twin oven and separate built in microwave. Built in Dishwasher. Built in American style fridge freezer. Tiled floor. Matching worktops and up stands. Contemporary styled upright radiator. Coving.

UTILITY ROOM

Window and half glazed door to side. Space and plumbing for washing machine and tumble dryer. Floor standing oil fired boiler. Tiled floor.

REAR LOBBY

Glazed door to rear. Door to study. Open through to garage.

STUDY

9'6" x 8'2"
Window to rear. Radiator.

DINING ROOM

14'5" x 12'5"
Dual aspect with patio doors to rear and picture window to side. Coving. Two radiators. Twin glazed door to sitting room. Coving.

SITTING ROOM

22'7" x 14'10"
Dual aspect room with patio doors to rear and window to side. Two radiators. Large feature brick fireplace. Coving.

FIRST FLOOR

LANDING

Radiator. Airing cupboard housing factory lagged hot water tank. Coving.

FAMILY BATHROOM

Panel bath with victorian style mixer tap. Low level WC. Vanity unit with inset ceramic wash hand basin. Separate shower cubicle with electric shower. Window to front. Ladder style towel rail. Tiled splash backs.

MASTER BEDROOM

14'10" x 10'8"
Window to rear. Coving. Radiator. Doors to en suite and walk in wardrobes.

EN SUITE BATHROOM

Window to side. Panel bath with shower handset. Low level WC. Pedestal wash hand basin. Tiled splash backs. Ladder style towel rail.

TWO WALK IN WARDROBES.

Large walk in areas with hanging rails and light.

BEDROOM TWO

14'5" x 12'5"
Dual aspect room. Two radiators. Coving.

BEDROOM THREE

12'11" x 11'9"
Window to front. Radiator. Built in wardrobes. Coving.

BEDROOM FOUR

12'10" x 8'5"
Dual aspect with windows to front and side. Radiator. Built in wardrobes. Coving.

OUTSIDE

FRONT GARDEN

Mature shrubs and trees.

GRAVEL DRIVE WITH HAMMER HEAD

Large gravel drive with ample parking.

INTEGRAL GARAGE

20'1" x 16'4"
Glazed door and up and over garage door to front. Window to rear. Power and light. Loft storage.

INTERNAL STORE ROOM

Power and light.

DETACHED GARAGE

26'6" x 11'11"
Up and over door. Windows and glazed door to side. Window to rear. Large loft area with windows front and rear. Power and light.

DETACHED OUTBUILDING

19'8" x 10'7"
Entrance doorway with window above and windows to side and rear. Power and lihght.

REAR GARDEN

Large sunken wrap around sun terrace. Raised area laid to lawn. Vegetable garden. Mature trees and shrubs.

THERFIELD OVERVIEW

Therfield is both a small village of approximately 4,761 acres and a civil parish (originally in Odsey Hundred and Royston Union) which sits upon the chalk range, three miles southwest of Royston, and six miles northeast of Baldock).

The name Therfield is a variation of Tharfield and anciently urreweld. It is a theophoric placename referring to Thunor, and either means 'Thunor's Field' or 'Thunor's High place', from the same Germanic root that gives 'veldt'. It was inhabited long before the Anglo Saxons came, as the Icknield Way runs through the village, and Neolithic barrows have been found on Therfield Heath.

Today Therfield is known as a very small village that is locally famous for its church, chapel and pub. The Nature Reserve of Therfield Heath lies a mile to the north of the village. From here on a clear day it is possible to see the Cathedral of Ely, over twenty miles to the north. The village is well worth a visit with lovely rural countryside, friendly people and plenty of good walks.



Village Green

