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Springers Barn, Rushden Road, Sandon,
Buntingford, SG9 0QP

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Offers In The Region Of £1,175,000

Just reduced and can be offered with vacant possession. First time to the open market this unique contemporary styled detached family home must be viewed to truly appreciate what is on offer. Set in an elevated position with unrivalled views across paddocks and open countryside. The property will not disappoint, having been fully future proofed, it oozes contemporary styling supported by cutting edge technology. Every window in this property offers a framed view of the outside. A real gem set in the heart of rural Hertfordshire. Designed as a four bedroom property, the current owners use it as a three bedroom house and are willing to separate the rooms if required.

- Large contemporary kitchen with dining and living areas, with full height bi fold doors to conjoin with garden.
- Separate sitting room again with bi fold doors opening onto large sun terrace.
- Separate cloakroom, cloak cupboard, services cupboard and utility rooms.
- Bright vaulted ceiling master bedroom with bi fold accessed Juliet balcony framing the fantastic views.
- Large en suite shower / wet room with remote drench head and his and hers contemporary wash hand basins.
- Large bedroom two with dual aspect.
- Family bathroom with jacuzzi bath and drench head shower over.
- Bedroom three currently used as an artist's studio. This can be bedrooms three and four.
- Large drive with electric gates. Double garage with large loft. Studio/observatory attached.
- Large lawned area with mature contemporary planted borders.
- Mechanical heat and ventilation system plus underfloor heating throughout.
- Can be offered chain free.

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Approximate Gross Internal Area
222.46 sq m / 2394.54 sq ft
(Excludes Garage)
Garage Area 29.14 sq m / 313.66 sq ft



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

Ground Floor

Entrance

Modern linea design front door with inset glazed panels. Matching glazed side panel with frosting. Contemporary external lighting.

Entrance Hall

Underfloor heating. Doors to sitting room, kitchen dining living room, cloak room, utility room and cloak cupboard. Inset ceiling lights. Contemporary open and glass balustrade staircase to first floor with footwell lighting on half landing.

Cloak Cupboard

Underfloor heating. Double glazed window to front. Extensive built in storage. Door to services cupboard. Inset ceiling lights.

Services Cupboard

Pressurised hot water cylinder. Sevices. Underfloor heating supply.

Cloak Room

Double glazed window to front. Low level WC with hidden cistern. Contemporary wash hand basin. Inset ceiling lights. Underfloor heating.

Utility Room

Double glazed window to front. Underfloor heating. Range of gloss white eye and base level units. High level airer. Space and plumbing for washing machine and tumble dryer. Ironing board storage. Inset thermoplastic sink. Stable door to side with glazed insert. Inset ceiling lights.

Kitchen/Dining/Living Room

Bright and airy space. With double glazed window to side and full height bi fold doors to side and rear. Range of eye and base level gloss white units with inset four ring ceramic hob with rising extractor behind and bow fronted unit below. Eye level double oven. Built in fridge freezer and additional freezer. Glass splash backs. Inset one and half bowl sink with waste disposal unit and boiling water tap. Breakfast bar. Dishwasher. Underfloor heating. Inset ceiling lights.

Inner Hall

Connecting kitchen / dining / living space with sitting room. Underfloor heating. Inset ceiling lights.

Sitting Room

Floor to ceiling bi fold doors to rear. Double glazed window to front. Underfloor heating. Inset wall lights. Door to entrance hall.

First Floor

Landing

Bright space with doors to all first floor bedrooms and family bathroom. Double glazed window to front. Underfloor heating.

Bedroom Two

Dual aspect room with double glazed windows to front and side. Under floor heating. Loft access. Inset ceiling lights. Range of built in wardrobes and chests of drawers.

Master Bedroom

This is an impressive space and would not be out of place in a boutique hotel. Semi vaulted ceiling with double glazed window to side and Juliet balcony with glass balustrade and bi fold doors with incredible views out across paddocks and open countryside. Inset ceiling lights. Underfloor heating. Built in wardrobes. Doorway to en suite.

En Suite Shower Room

Double glazed window to side. Large walk in shower with drench head and separate remote. Floating vanity unit with twin contemporary wash hand basins with touch screen mirror over. Extensive tiling. Underfloor heating. Inset ceiling lights. Chrome ladder style heated towel rails. Low level WC with hidden cistern.

Bedroom Three and Four

Two double glazed windows to rear. Underfloor heating. Inset ceiling lights. This room is currently used as an artists studio due to the superb space and light. This room has been constructed with a view to being two separate rooms, the wall to the landing is prepared for extra entrance door. Vendor's are prepared to separate the rooms should the buyer wish.

Family Bathroom

Double glazed window to front. Large jacuzzi bath with drench head over. Floating vanity unit with contemporary wash hand basin. Low level WC with centre flush. Extensive tiling. Inset ceiling lights. Chrome ladder style heated towel rail. Underfloor heating.

Outside

Front Garden

Electric Gates to large stone chipping drive with more than ample parking, leading to double garage. Path from gate to front door. Storage area to side. Screened oil storage tank. Outside oil fired boiler. Bin storage area. Wiring is in place that can be accessed to install EV charging point.

Rear Garden

Large area laid to lawn with contemporary planting to borders. Extensive wrap round sun terrace some with covered area and inset ceiling lights over. Extensive outside mood lighting. Separate seating area adjacent to the office with remote water feature. Outside tap.

Double Garage

Twin power lift up and over doors. Power light and water. Large loft space over with stairs from ground floor. Separate loft door access to front.


Studio/Observatory

uPVC French doors with matching glazed side panels and uPVC window to rear. Fully insulated with power and light. Observatory dome. Radiators. Inset ceiling lights. Sky light. Water supply could be brought in from garage.

Technology

The house has been designed to be not only operated manually but remotely via tablet or smart phone, this includes lighting (inside and out), blinds, heating, CCTV and garden water features.

Energy Efficiency Rating

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

Energy Efficiency Rating Summary: The current rating is 73 (Band E) and the potential rating is 80 (Band C).

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.













