



**Because property is personal with...**

**Baileys Close Farm, Breachwood Green, Hitchin**

**BELVOIR!**



**Guide price** £1,000,000



## Key Features

- Chain free
- Detached bungalow
- Potential to extend/convert loft (stpp)
- Plot approx. 1.05 acres
- West facing rear garden
- Double garage with workshop
- Self-contained annex
- EPC rating - Awaited
- Freehold







Nestled in this charming village on the Hertfordshire borders, this expansive bungalow offers a unique opportunity to create a home set within beautifully mature gardens on a large and picturesque plot of about an acre. Tucked to the edge of the village, this property enjoys breathtaking views over the surrounding countryside, providing an idyllic setting with rural walks and a host of wildlife as your friendly neighbours.

The property, adapted by the previous owners, boasts two full bedroom suites with dressing rooms, offering a luxurious and comfortable living space. With the potential to be converted into at least four bedrooms or extended further (subject to the usual consents), this house provides versatility to suit your needs and preferences.

In addition to the attractive surroundings, Breachwood Green itself offers a range of amenities including a welcoming local pub, children's playground, tennis courts, and popular pre-school and JMI school, making it an ideal location for families or those seeking a close-knit community. Secondary schools can be found in nearby Harpenden or Hitchin, with an array of shopping and entertainment options too. Travel connections are also on hand with excellent access to Luton airport and rail links in the nearby towns of Hitchin, Luton and Harpenden.

A chance to own and put your stamp on this exceptional property in a sought-after location that combines the beauty of nature with the convenience of village living.

## Entrance

Under vaulted storm porch with oak pillars via oak front door, into:

## Hallway

Double glazed windows to side aspects with feature stained glass portal window. Cloaks cupboard. Radiator.

## Cloakroom

Double glazed window to front aspect. Suite comprising low level flush WC and hand wash basin. Extractor. Radiator.

## Kitchen 13'5" x 9'10" (4.10m x 3.00m)

Double glazed window to front aspect. Fitted with a range of solid oak base and wall mounted cabinets with complimenting red granite work tops. Double 'Butler' sink with chrome mixer tap and waste disposal. Oil fired AGA range cooker incorporating an electric side module with extractor over. Integral fridge, microwave and dishwasher. Opening to:

## Sun Room 21'4" x 15'7" (6.50m x 4.70m)

Triple aspect with double glazing offering wide ranging views over the garden and adjoining fields. Two sets of French doors to both front and rear. Double doors to lounge. Radiator.

## Lounge 19'7" x 12'11" (6.00m x 3.90m)

Folding oak dividing doors to family area. Rustic brick fireplace and hearth with log burner. Radiator.

## Family Room/Area 16'11" x 11'2" (5.20m x 3.40m)

Folding oak dividing doors to lounge. Open plan onto dining room. Radiator.

## Dining Room 20'4" x 12'1" (6.20m x 3.70m)

Two double glazed windows to front aspect. Two radiators.

## Bedroom One 17'6" x 13'3" (5.30m x 4.00m)

Double glazed windows to rear aspect and door to garden. Door to en-suite and double width opening to:







### **Dressing Room 11'4" x 8'1" (3.50m x 2.50m)**

Double glazed window to rear aspect. Built-on wardrobes. Wall mounted air conditioning unit. Radiator.

### **En-suite**

Double glazed windows to side aspect. Tiled suite comprising enclosed shower cubicle, twin hand wash basins mounted in vanity unit, low level flush WC and bidet. Heated towel radiator.

### **Bedroom Two 17'7" x 9'7" (5.40m x 2.90m)**

Double glazed window to side aspect. Fitted wardrobes and over-bed storage. Radiator. Opening to:

### **Dressing Room 17'3" x 14'3" (5.30m x 4.30m)**

Double glazed windows to side and rear aspects. Further range of fitted wardrobes.

### **En-suite**

Double glazed window to rear aspect. Suite comprising panel enclosed bath with mixer taps and overhead shower, hand wash basin and low level flush WC. Extractor. Radiator.

### **Utility Room**

Double glazed windows to front and side aspects. Fitted range of kitchen units. Sink and drainer with chrome mixer tap. Storage cupboard. Space and plumbing for washing machine. Space for tumble dryer. Space for fridge (freezer).

### **Home Office 20'1" x 9'2" (6.10m x 2.80m)**

Forming part of the original triple garage with internal access. Power and lighting.

### **Double Garage 20'1" x 18'11" (6.10m x 5.80m)**

Detached garage. Up & over doors. Power and lighting. Courtesy door to rear.

### **Front Garden**

Enclosed by mature trees. Shingled carriage driveway providing off street parking for several vehicles and access to garaging.





## Rear garden

West facing with private feel. Large patio area and extensive lawns. Mature trees and planting. Brick built BBQ station. Pagoda. Fish pond. Assorted garden storage buildings.

## ANNEX

Comprising of kitchen/living area (19'3" x 11'8" / 5.87m x 3.56m), bedroom (11'7" x 11'0" / 3.53m x 3.35m) and shower room. Own electric supply and septic tank. Heating via multi-fuel stove.

## PROPERTY INFORMATION

Council Tax: Band E

EPC Rating: awaited

## DISCLAIMER

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.







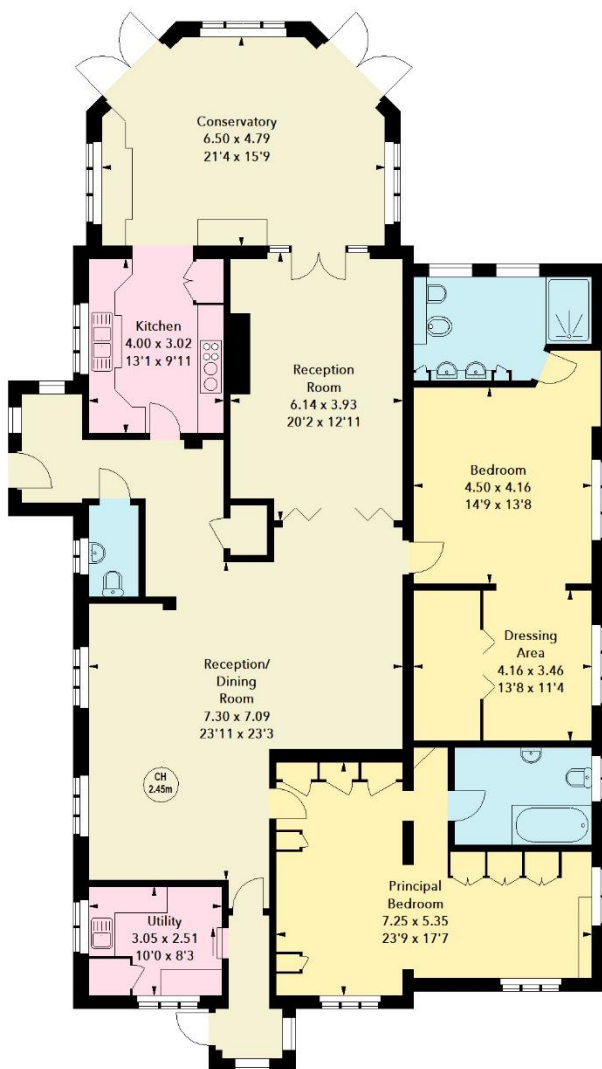








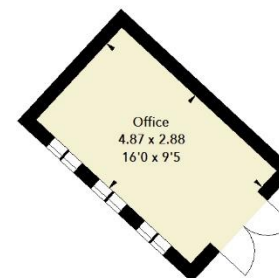




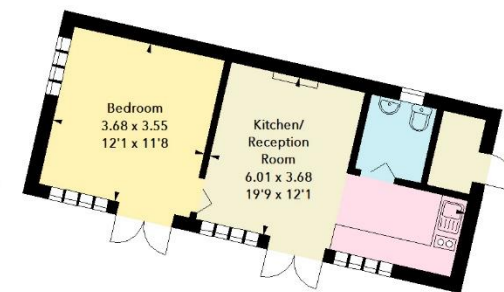
**Ground Floor**  
Approx. 228.72 sq m / 2462 sq ft



**Ground Floor - Garage**  
Approx. 59.46 sq m / 640 sq ft



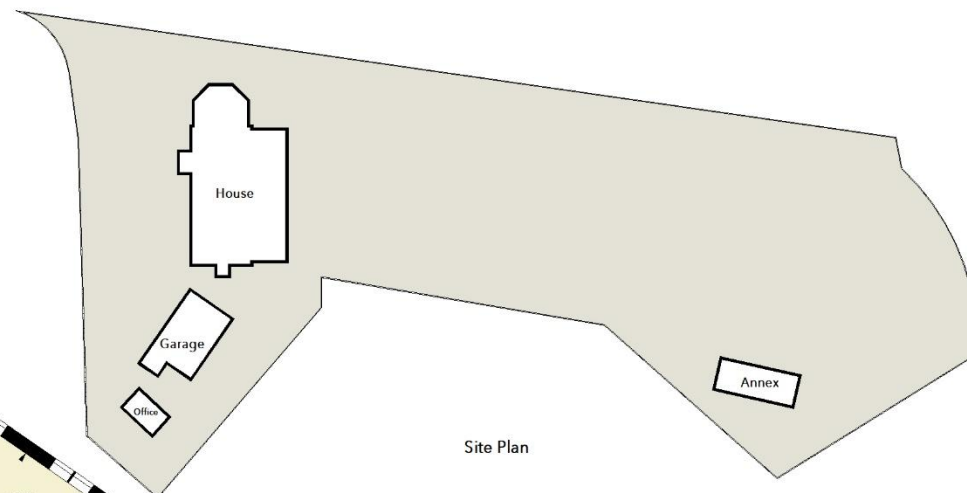
**Ground Floor - Office**  
Approx. 14.03 sq m / 151 sq ft



**Ground Floor - Annex**  
Approx. 35.86 sq m / 386 sq ft

**The Bungalow,  
Baileys Close Farm,  
Breachwood Green, SG4**

Approximate Area = 338.06 sq m / 3639 sq ft  
(Including Garage, Annex & Office)  
Garage = 59.46 sq m / 640 sq ft  
Annex = 35.86 sq m / 386 sq ft  
Office = 14.03 sq m / 151 sq ft



Site Plan



Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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