



**Oliver
Minton**
Sales & Lettings

**16 Barn Hill,
Roydon**

CM19 5LB

Offers Over £800,000

This superb, modern four-bedroom house was originally a modest bungalow and has been completely transformed by the current owners in 2014 to provide a stylish, contemporary family home. The property is set on a quiet, private road in a semi-rural location and offers an incoming buyer a superb ready-made home.





The Property

Measuring just over 187 sq. m (2013 sq.ft.) the internal living space spans two floors; the superb full width kitchen/breakfast/family room designed primarily to take advantage of the private, unoverlooked garden to the rear. The versatile accommodation also provides ground floor bedroom accommodation and a stunning principal bedroom suite on the first floor, with a dressing room, en-suite facilities and a generous roof terrace.

There is ample driveway parking to the front of the house for several vehicles.

The convenience and supreme comfort of modern day living is incorporated everywhere in this property and the interior layout suits family living perfectly. The house has the ability to also perform wonderfully in its duties as a fabulous entertaining space.

High quality materials feature throughout such as engineered oak floors, oak doors and a quality kitchen with granite countertops and integrated appliances. An efficient air source heat pump provides heating to radiators and domestic hot water.



The entrance, positioned at the side of the house, leads into a bright reception hall with a staircase ascending to the first floor.

To one side of the hall and to the front, there are two generous, open plan reception rooms. Versatility is the key here as their uses can very much depend on a buyer's needs.

A generous double, ground floor bedroom can be found just off the hall, ideal for guests.

The hall is part open-plan to the stylish and impressive kitchen/dining/family room. Bi-folding doors open to a large full width terrace, a quiet and secluded spot, perfect for summer lunches.



The kitchen is fitted with a comprehensive range of high-gloss wall and base cabinets, complemented by granite work surfaces and matching up-risers, giving a clean modern aesthetic whilst serving the practical needs of day-to-day family life. This room has great visual appeal, set right across the full width of the house, making it an ideal space for family dining as well as more formal gatherings. There is an integrated dish washer, built-in 'AEG' cooker/grill and microwave, matching induction hob and space for an American style fridge/freezer to remain. A large breakfast bar with granite overhang seats three people with ease, a great space for informal dining or a quick lunch. The family/dining area has wide bi-folding doors out to the garden. There is plenty of space for table and chairs and comfortable seating.

A spacious utility room with appliances incorporating the guest cloakroom/w.c. can also be found on the ground floor.

The first floor comprises of three generous bedrooms and a family bathroom.



The stunning principal suite has an en-suite bathroom and separate dressing room with shelving and hanging rails. The bedroom area has wide double doors opening onto a stunning private roof terrace with glass balustrades, overlooking the peaceful gardens.

Bedrooms two and three are both doubles and are served by the family bathroom.



Accommodation

Reception Hall

**Reception Room One 4.86m x 3.64m
(15'11" x 11'11")**

Reception Room Two 4.36m x 2.88m (14'3" x 9'5")

Bedroom Four 4.33m x 2.88m (14'2" x 9'5")

Guest Cloakroom/Utility Room



Superb Kitching/Dining/Family room
8.53m x 3.59 overall (27'11" x 11'9"
overall)

First Floor

Access to loft. Loft has pull-down ladder, light and power connected.

Principal Suite

Bedroom Area 5.12m x 3.18m (16'9" x 10'5")

Dressing Room 4.26m x 2.43m (13'11" x 7'11")

En-Suite Bathroom 3.15m x 1.76m (10'4" x 5'9")

Roof Terrace

Bedroom Two 3.66m max x 3.43m (12'0" max x 11'3")

Bedroom Three 3.15m x 3.17m (10'4" x 10'4")

Family Bathroom

Exterior

The property sits on a generous plot of around 0.17 acre and benefits from a driveway and ample parking to the front and side of the house, together with a lovely private rear garden.

Garage

The garage has been sub-divided. An up and over door leads to a storage area to the front section. The rear section of the garage has been turned into the plant room, housing the 'Panasonic' air source heat pump and hot water cylinder etc.

Rear Garden

The rear garden is private and unoverlooked, a peaceful haven to relax and enjoy the outdoors. Outside curtesy lighting and water tap. Mainly laid to lawn with mature borders, it is also very family friendly. There is a timber garden shed to remain.

Services

Services connected: Mains water, drainage and electricity. Air source heat pump supplies domestic hot water and central heating to radiators.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>





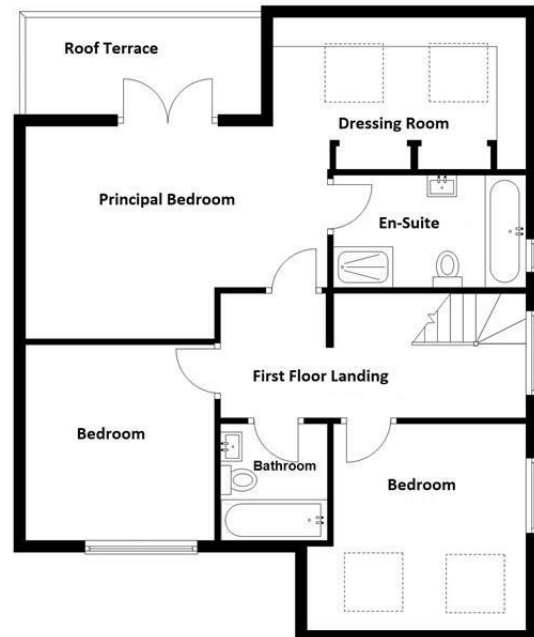
Ground Floor

Approx. 100.1 sq. metres (1077.5 sq. feet)



First Floor

Approx. 75.0 sq. metres (807.1 sq. feet)



Total area: approx. 175.1 sq. metres (1884.7 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Barn Hill

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

Tenure: Freehold

Council Tax Band: F

Viewing Arrangements:

Strictly by appointment

14 High Street, Stanstead Abbots, Hertfordshire, SG12 8AB

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