





Turret Lodge is a striking Architectural property built in the American Colonial Style. The property enjoys a sought after position within The Park at Great Barton, set within approximately half an acre of grounds with beautiful mature gardens and patio areas ideal for Alfresco Dining. This individual property offers features such as a Characterful Turret overlooking the garden, a contemporary style kitchen featuring French Doors to one of the patio areas, a floating log burner, under floor heating, air conditioning, 5 bedrooms, master with dressing room and ensuite.

Tenure: Freehold

Council Tax Band: F

EPC: D

Property Type : Detached

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 2772

Parking: Garage & Ample Parking

Utilities / Services

Electric Supply: Mains

Heating: Mains Gas

Water Supply: Mains

Sewerage: Mains

Broadband Connected: Yes

Rights of Way – None that the vendor is aware of

Listed – N/A

Conservation Area – No

ENTRANCE HALL

A bright room with ceramic herringbone style flooring, double opening front doors, sky light and walk in cloak cupboard with light.

KITCHEN

Modern extension with tiled floor, central island and French doors onto the patio, there is also a floating log burner and fitted units with built in appliances.



PANTRY

Pierced – metal door from the kitchen, fitted with shelves.

UTILITY ROOM

Adjoined to second hallway, plumbing for washing machine, double cupboard unit and sink over window to side aspect.

BATHROOM

Adjoined to second hallway, plumbing for washing machine, double cupboard unit and sink over window to side aspect.

STUDY

Wooden flooring, side aspect window and fitted bookshelves

LIVING ROOM

Open with fireplace with oak surround and wood burning stove, exposed timber floorboards and colonial picture rail.







REAR HALL

Provides access to the 2 groundfloor bedrooms, French doors to the rear patio.

MASTER BEDROOM

Feature fireplace, fitted carpet, hexagonal turret with all aspect windows fitted with shutters, air conditioning. access to ensuite and dressing room



BEDROOM 2

Feature fireplace, rear aspect window fitted plantation style shutters, original wooden floorboards.

BEDROOM 3

Fitted carpet, window to side and rear, built-in cupboards.

BEDROOM 4

Fitted carpet, built in wardrobe, dual aspect windows, velux window to front, air-conditioning flows seamlessly passed wardrobes to study/dressing area.

BEDROOM 5

Bedroom with dual aspect windows, fitted carpet, half panelled walls, Velux light



SHOWER ROOM

WC, hand wash basin, mains shower, Velux roof light

OUTSIDE

Grounds of approximately half an acre with a garage, ample parking and storeroom, beautiful mature gardens with two patio areas for entertaining.



Approx. Gross Internal Floor Area 2772 sq. ft / 257.66 sq. m (Including Garage)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		