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42a The Street, Wallington, Wallington, Herts, SG7 6SW

Offers In Excess Of £1,150,000

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Combining architectural sophistication with thoughtful design elements, this residence offers an unparalleled living experience amidst the picturesque backdrop of North Hertfordshire's countryside. This stunning property harmoniously blends architectural elegance with functionality, offering a total living space of 3868 sq ft. The main residence boasts four generously proportioned bedrooms, complemented by a self-contained two-bedroom annexe that adds flexibility and convenience to the living experience.

Upon stepping into the bright and spacious entrance hall, one is immediately captivated by the grandeur of the home. Ascending to the first floor, a vast sitting room welcomes you with its panoramic views, courtesy of dual aspect windows and an inviting balcony that showcases the surrounding rural vistas and floods the room with Natural light. The master and guest bedrooms feature en-suite bathrooms, ensuring the utmost privacy and comfort for residents and visitors alike. A luxurious family bathroom further enhances the opulence of the property.

At the heart of this abode lies the expansive kitchen breakfast room, perfectly suited for both intimate gatherings and culinary endeavors. Practicality meets convenience with the inclusion of a utility room and ground floor bathroom, while a separate WC adds to the functionality of the home.

For those seeking additional space or contemplating multi-generational living arrangements, the detached double garage with an office room and WC offers versatility and ample storage options. Ample off-street parking further adds to the allure of this exquisite property.

3 miles from Mainline STATION. Great road links nearby - A1(M) / M1 / A505 / A507.



ENTRANCE HALL

Setting the tone for the rest of the home, the spacious hallway flooded with natural light welcomes you with warmth and embrace from the moment you arrive. With elegant décor, including a bespoke oak and glass staircase, this space invites you to explore further.

KITCHEN/DINING ROOM 23'4" x 17'0" (7.12 x 5.19)

Immerse yourself in the heart of our home with a stunning open-plan kitchen/dining room, ideal for hosting guests. Complete with underfloor heating, fitted appliances, generous granite work surfaces, and ample storage cupboards, it's designed for both style and functionality. And don't miss the beautiful kitchen island, topped with elegant granite, and fitted with pop up electric sockets and extractor fan. This room is perfect for gathering and creating cherished memories with family and friends. Welcome to contemporary living at its finest.

KITCHEN/DINING ROOM pic 2

KITCHEN/DINING ROOM pic 3

UTILITY ROOM

STUDY

SITTING ROOM 33'1" x 20'11" (10.10 x 6.4)

Unwind in the expansive sitting room, where the blend of space and comfort creates a welcoming atmosphere. Exposed feature beams add character to the modern setting, while a chrome log burner adds warmth and style. Step onto the southwest-facing balcony through large glass doors, allowing natural light to fill the room and offering stunning views. It's a space where relaxation and elegance come together effortlessly.

SITTING ROOM pic 2

SITTING ROOM pic 3

MASTER BEDROOM 16'2" x 14'7" (4.93 x 4.46)

The master suite boasts a three-piece en-suite and a generously sized dressing room for added convenience. Floor-to-ceiling windows flood the space with natural light, complementing the oak flooring for a seamless blend of warmth and elegance.

EN-SUITE

The stylish three-piece en-suite combines both a bath and a separate shower, providing flexibility and convenience for your daily routine. Ample vanity storage keeps the space clutter-free, while vinyl floor tiles add a touch of sophistication and ensure durability with easy maintenance.

BEDROOM TWO 20'5" x 19'11" (6.24 x 6.09)

The spacious double bedroom offers ample space for study, music, and additional furniture, catering to various needs. With a dual aspect, natural light cascades into the room, creating a bright and airy atmosphere. The modern en-suite shower room adds convenience and privacy, completing this versatile and comfortable living space.

EN-SUITE

The en-suite features a good-sized walk-in shower with a luxurious rainfall shower fitment, accompanied by a sleek glass screen for added style and functionality. A crisp white suite, including a vanity basin with storage, enhances the contemporary feel of the space. Tiled floors and walls provide a clean and elegant finish, ensuring both durability and easy maintenance.

BEDROOM THREE 15'2" x 11'11" (4.63 x 3.64)

A spacious double bedroom with window to side aspect and "wooden" vinyl flooring.

BEDROOM FOUR 15'3" x 10'1" (4.65 x 3.09)

A Good sized double bedroom with window facing side aspect.

GROUND FLOOR BATHROOM

ANNEXE

The self-contained annexe, featuring two bedrooms, offers independence for an elderly family member or a younger adult seeking their own space. Additionally, it presents an opportunity as an income generator or can be effortlessly reconfigured into the main residence if desired. This versatile space caters to various needs and preferences, providing flexibility and functionality for the occupants.

KITCHEN/BREAKFAST ROOM 15'7" x 13'6" (4.76 x 4.12)

With a good range of wall and base units, this bright kitchen offers ample storage and workspace for your culinary needs. The spacious layout allows for a dining table and chairs.

SITTING ROOM 19'6" x 13'6" (5.95 x 4.12)

The bright and spacious lounge overlooks the garden, boasting a dual aspect that floods the room with natural light. Patio doors enhance the connection to the outdoor space, providing easy access and inviting views of the garden from within.

BEDROOM ONE 11'10" x 9'9" (3.61 x 2.99)

BEDROOM TWO 10'9" x 10'0" (3.28 x 3.06)

UTILITY ROOM

BATH/SHOWER ROOM

The large bathroom features a panel-enclosed bath and a separate standalone shower cubicle, a vanity wash basin adds functionality and style, while a low-level WC completes the space.

PARKING AND DETACHED GARAGE

A shingle drive offers off-street parking for several vehicles, providing convenience and ample space for guests. It also grants access to the double garage, which features an upstairs games room or office for added versatility. Additionally, there's a rear store room, ensuring practical storage solutions for various needs.

GARDEN

GARDEN pic 2

GARDEN pic 3





GROUND FLOOR
2673 sq.ft. (248.3 sq.m.) approx.



1ST FLOOR
1195 sq.ft. (111.0 sq.m.) approx.



TOTAL FLOOR AREA : 3868 sq.ft. (359.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91)	B		
(69-80)	C		
(54-68)	D		
(39-53)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		70	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	