



Hancock's Estates
With you every step of the way



4 Fen Reach, Dunton, SG18 8RZ
£600,000 Freehold





4 Fen Reach

Dunton, SG18 8RZ

- Modern Executive Detached Home
- Spacious 1800+ Square Footage
- Four Particularly Sizeable King-Size Bedrooms
- Separate Generous Reception Rooms
- Refitted Cloakroom & Utility Room
- Bespoke Luxury Kitchen / Breakfast Room
- Refitted En-Suite & Four Piece Bathroom
- Numerous Quality Improvements Throughout
- Detached Double Garage
- Available With No Forward Chain

An exceptional, modern, 1800+ sq.ft. executive home situated in a small village development of just 24 properties. The current, only owners, have completed a genuinely exhaustive list of superb quality improvements and are offering this opportunity with no forward chain.

The spacious accommodation comprises, entrance hall, refitted cloakroom, dual aspect living room with bi-fold doors onto the garden and solid fuel burning stove, a second sizeable reception room and perhaps the pinnacle of improvements, a bespoke kitchen / breakfast room with well-planned storage, Quartz worktops and large breakfast bar / dining top, with underfloor heating and bi-fold doors opening to the garden.

First floor accommodation features a large galleried landing with glass balustrade, four 'King-Size' bedrooms, plus refitted en-suite and 'Jack & Jill' bathroom.

Externally, all fencing in the private rear garden has been replaced with composite panels and there is a detached double garage with double width (21ft x 20ft) drive in front.



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Entrance Hall	22'2" x 8'8" max (6.76m x 2.64m max)
Living Room	22'2" x 10'10" (6.75m x 3.31m)
Sitting Room	14'10" x 11'5" (4.51m x 3.49m)
Cloakroom	5'10" x 3'4" (1.78m x 1.02m)
Utility Room	6'11" x 9'8" (2.12m x 2.94m)
Kitchen/Breakfast Room	16'5" x 13'11" (5.01m x 4.24m)
Landing	22'2" x 9'2" max (6.76m x 2.79m max)
Master Bedroom	16'9" x 9'10" (5.11m x 3.00m)
En-suite	8'5" x 3'11" (2.57m x 1.19m)
Dressing Area	Two built-in double wardrobes
Bedroom 2	15'0" x 11'11" (4.57m x 3.63m)
Bedroom 3	11'4" x 11'0" (3.45m x 3.35m)



Bedroom 4 10'6" x 11'0" (3.20m x 3.35m)

Bathroom 6'10" x 9'7" (2.09m x 2.91m)

Outside

53ft wide, private, rear garden with raised floral beds and replaced fencing with composite panels.

Access to garage through rear door and side access to the 21ft x 20ft drive.

Detached Double Garage 20' x 18'9" (6.10m x 5.72m)

Twin remote control electric doors.

About The Area

Dunton is a village approximately four miles from Biggleswade train station and 18 miles to central Cambridge. There is a village Church, Lower School rated 'outstanding' in the most recent (2010) Ofsted inspection, Memorial Hall, recreation ground / playing field plus village cider brewery.

Agents Notes

Council Tax Band - F (£3306.92 for 2025/2026)

LPG fired boiler with large capacity, pressurised, hot water cylinder.

One LPG tank for the small development supplies each metered home.

Latest Boiler Service 24/04/25

There is an approximate annual fee (sometimes referred to as 'Green Space Management') of £280.00 for the maintenance of the communal grounds, communal lighting and upkeep of the large private residents green / playfield.

Precise Location

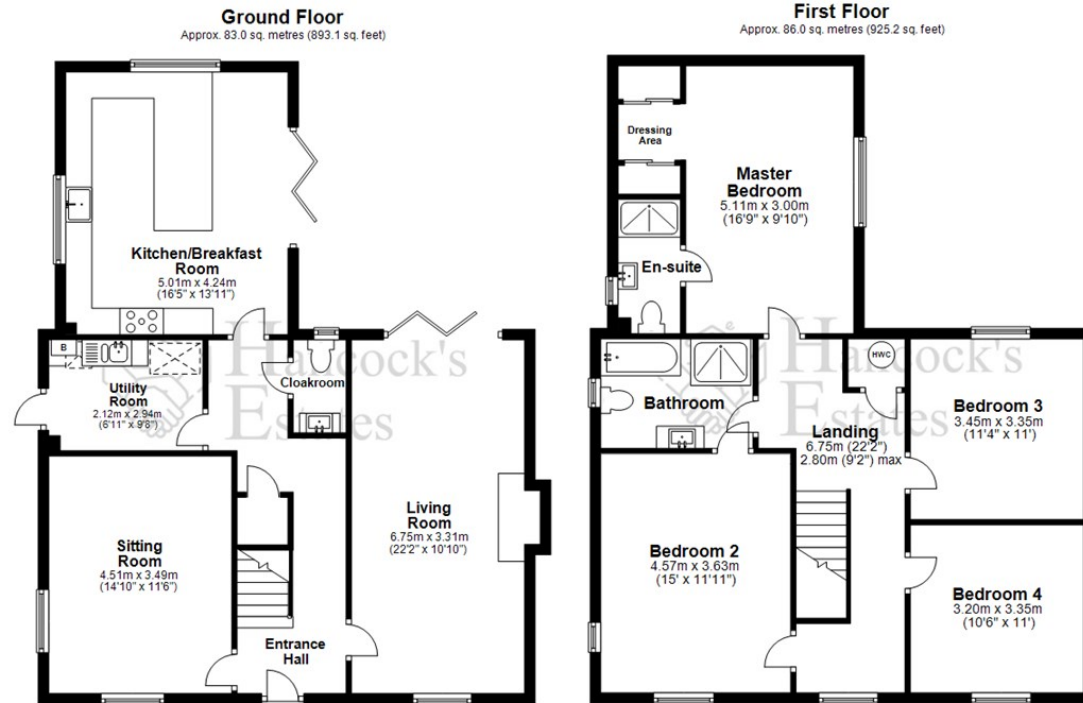
what3words: jetliner.breezy.boardroom

Carefully Selected Services

We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended providers.







Total area: approx. 168.9 sq. metres (1818.3 sq. feet)

For illustrative purposes only - Not to scale. The position of doors, windows, appliances and other features are approximate only. Whilst every effort is made to be precise, the total area is approximate and for guidance only.
Plan produced using PlanUp.



For GPS direction please follow **SG18 8RZ**

Viewing

Please contact our Hancock's Estates Office on 01767 348 288 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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	67	76
	EU Directive 2002/91/EC	