



Sutton Road, Eyeworth, SG19 2TP  
Guide price £1,250,000

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LATCHAM —————  
————— DOWLING

ESTATE AGENTS



Latcham Dowling are delighted to present this simply "stunning" Barn conversion with over 4300 sq ft of accommodation and set in a truly rural location, bordering the edge of Bedfordshire, Hertfordshire and Cambridgeshire with wonderful panoramic views of the surrounding Countryside.

The property "oozes" quality from the moment you open the front door. Beautifully tiled 23' entrance hall with exposed brickwork with a four tread "Oak" staircase that leads to the real hub of the home, the 37' x 27' Sitting room/Dining room with large picture windows to three aspects affording views to the open countryside. The central "Solid Oak" staircase to the centre of the room with the glass galleried landing above has a real "Wow" factor. To the ground floor there is a "fully fitted" kitchen with high end appliances. There is also a bedroom complete with "Jack and Jill" bathroom, Cinema room with wall mounted 80" "Sony" HD Television (complete with "Sonos" surround system), a lobby area with "Oak" staircase to the guest suite and a study completes the ground floor. Now, the Guest Suite has a 16'7 x 12'7 bedroom and has an 10'2 x 7'6 en suite. The main upstairs area has a galleried landing that is 34'7 x 19'7 and has a full height picture window that affords uninterrupted views of the countryside and a great snug area that could work as a second study or a play area. The main bedroom is 18'10 x 16'9 not including the dressing room with dual dressing areas (with shelving, hanging space and automatic lighting) that in turn leads to the En Suite with its four piece suite. There are three further bedrooms and family bathroom.

There is over a third of an acre plot with a wonderful wrap around garden, re-laid block paved driveway with parking for six cars and a garage with electric door.

Located within easy reach of some award winning schools, three mainline stations to London within 6 miles and Cambridge just 25 minutes away by car.

\*\*\*SIMPLY STUNNING\*\*\*

#### Entrance Hallway

23'9 x 10'7 (7.24m x 3.23m)

#### Sitting Room/Dining Room

37'6 x 27'5 (11.43m x 8.36m)

#### Kitchen/ Breakfast Room

18'6 x 14'4 (5.64m x 4.37m)

#### Bedroom Five

13'1 x 10'9 (3.99m x 3.28m)







"Jack and Jill" shower room  
8'7 x 5'2 (2.62m x 1.57m)

Cinema Room  
16'6 x 16' (5.03m x 4.88m)

Lobby

Study  
16'6 x 6'1 (5.03m x 1.85m)

Guest Suite  
16'7 x 12'10 (5.05m x 3.91m)

Guest En Suite  
10'2 x 7'6 (3.10m x 2.29m)

First Floor

Galleried Landing  
34'7 max x 19'7 (10.54m max x 5.97m)

Master Bedroom  
18'10 x 16'9 (5.74m x 5.11m)

Dressing Room  
16'9 x 5'10 (5.11m x 1.78m)

En Suite  
16'9 x 6'11 (5.11m x 2.11m)

Bedroom Two  
17'6 x 10'7 (5.33m x 3.23m)

Bedroom Three  
17'6 x 10'6 (5.33m x 3.20m)

Bedroom Six  
13'4 x 7'6 (4.06m x 2.29m)

Family Bathroom

Outside

Rear Garden

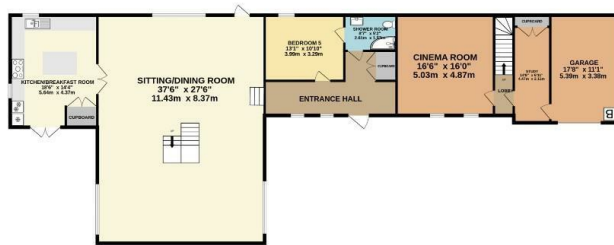
Side Garden

Front Garden

Garage  
17'8 x 11'1 (5.38m x 3.38m)



GROUND FLOOR  
2269 sq.ft. (210.8 sq.m.) approx.

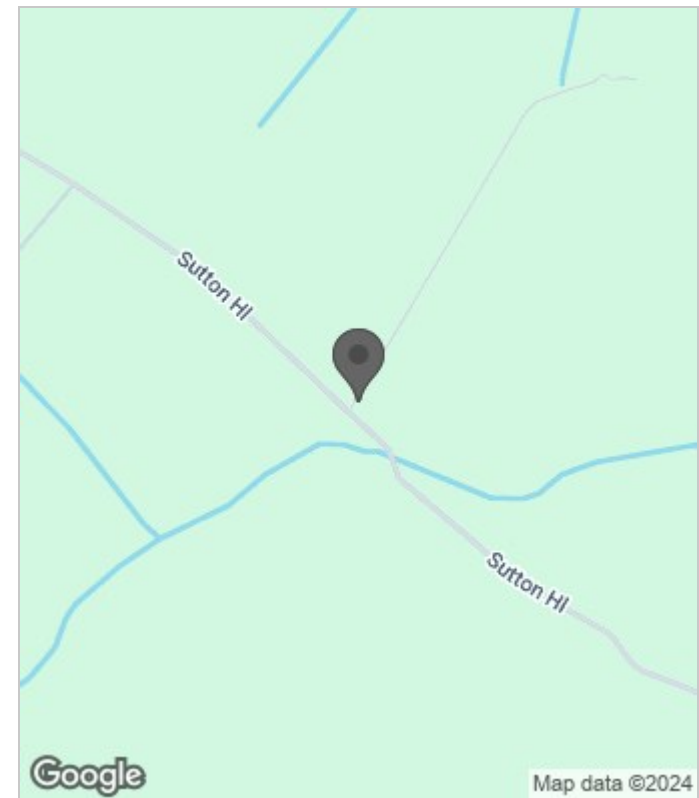


1ST FLOOR  
2111 sq.ft. (196.2 sq.m.) approx.



TOTAL FLOOR AREA : 4380 sq.ft. (407.0 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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