

# Aqua View & Building Plot

Bedford Road, Lower Stondon, SG16 6EA







# Aqua View & Building Plot

Guide Price £1,200,000

A unique package consisting of a four double bedroom, detached family home with a separate workshop and annexe studio, along with the additional benefit of a building plot to the front with planning permission granted for a further detached three-bedroom home.

Set on a generous mature plot, this spacious self-built house, requiring some refurbishment, has accommodation of 3397 sq.ft and a wealth of potential to create a wonderful family home.

The property is available for sale with no upper chain and can be sold as either a wh

## Ground floor accommodation

Covered by a canopy, double doors open into the large entrance hall, which has access to the WC and a store cupboard. To the rear of the hall, there is an area with a vaulted ceiling and doors opening out to the rear garden.

There is a sitting room with an inglenook fireplace and an inset gas fire. A dining room and a home office/snug. To the rear, a large open plan kitchen/breakfast room which has doors leading out to the rear garden and a there is a separate utility room.

## First-floor accommodation

The principle bedroom has a dual aspect and an ensuite shower room. There are three further double bedrooms. The guest bedroom has an ensuite, and the family bathroom also connects to bedroom 3.

## Annexe/workshop

Detached from the main house, the workshop has a pedestrian door to the front with power and light connected. To the rear, an independent access leads into the kitchen area and a shower room. Stairs rise to a sitting room and a separate bedroom.

## Building plot

Situated at the front left of the grounds, the building plot has permission granted for a detached, three-bedroom/ three bathroom home of 1948 sq.ft. Central Bedfordshire Planning Reference Number CB/25/01357/FULL.

## Grounds

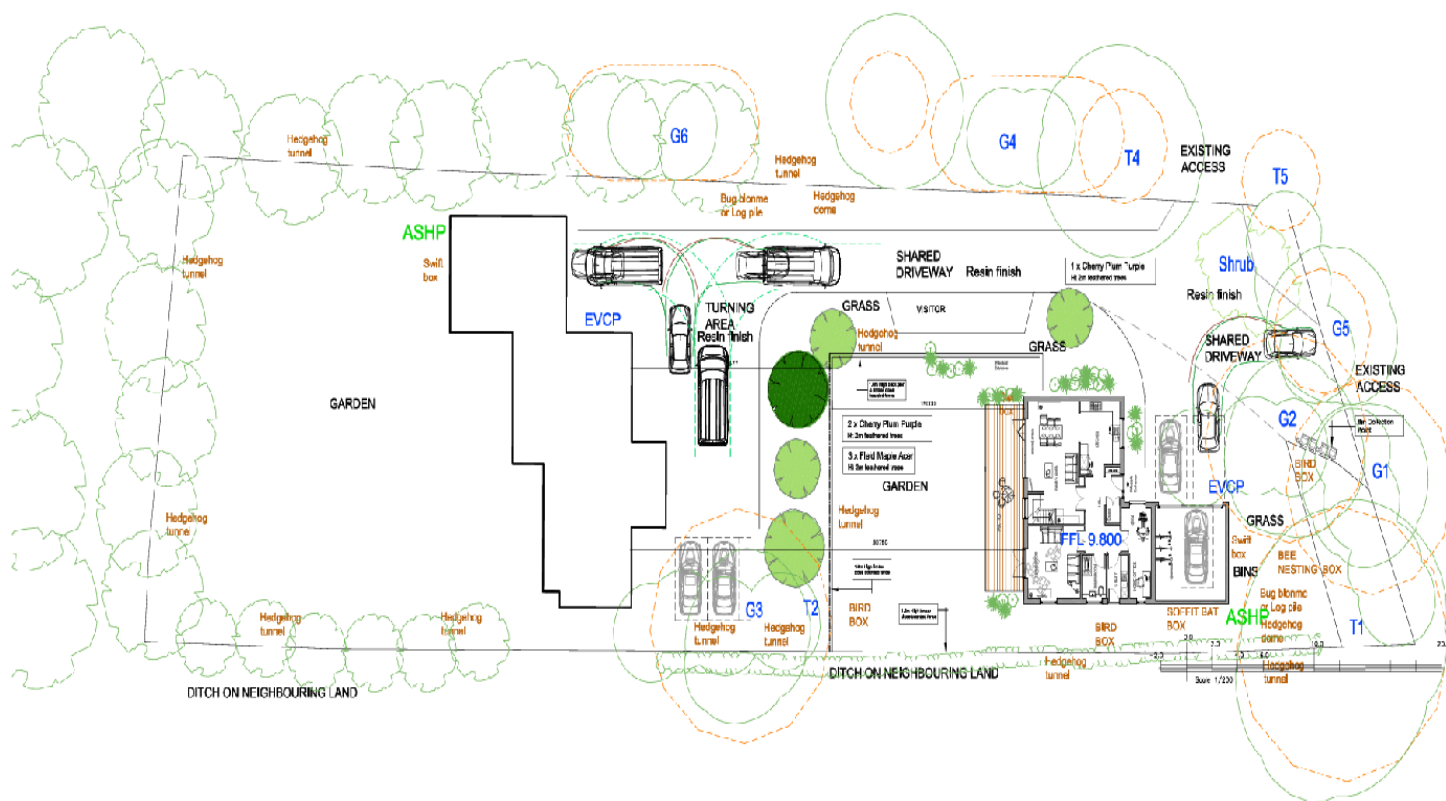
Set behind gates, there is an extensive driveway and hard standing providing off street parking for several vehicles. To the rear, the south/west-facing gardens are laid to lawn.





## PROPOSED BLOCK/SITE DEVELOPMENT PLAN

SCALE 1/250



Call Gavin Mills to arrange a viewing on **07971 807 341**

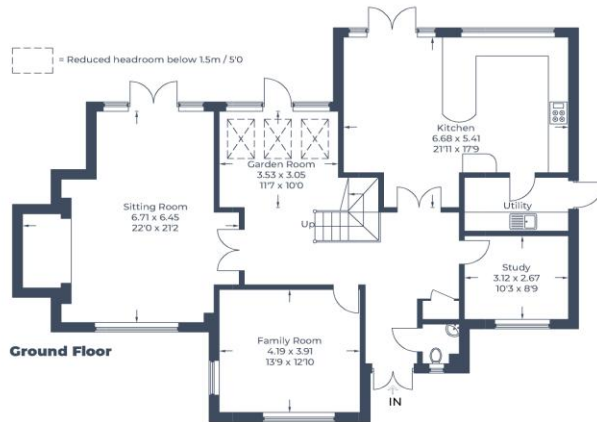
Approximate Gross Internal Area  
 Ground Floor = 133.7 sq m / 1,439 sq ft  
 First Floor = 118.3 sq m / 1,273 sq ft  
 Annex Ground Floor = 56.0 sq m / 603 sq ft  
 Annex First Floor = 35.9 sq m / 386 sq ft  
 Total = 343.9 sq m / 3,701 sq ft



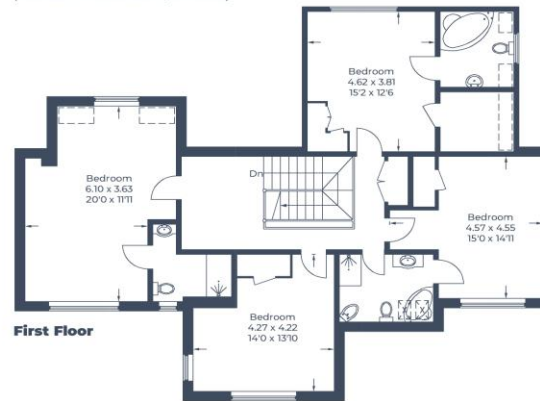
**Annex - Ground Floor**  
 (Not Shown In Actual Location / Orientation)



**Annex - First Floor**



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Gavin Mills



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.