



LONG MEADOW ARLESEY ROAD
ICKLEFORD



Long Meadow Arlesey Road Ickleford

Hertfordshire SG5 3TH

Guide Price £800,000

Long Meadow is an attractive Grade II Listed detached cottage with a large garage and stunning landscaped gardens of around 0.26 acres/0.105 hectares.

The property is situated adjacent to Lower Green, on the North side of the village and is well placed for many amenities plus retains many period features that harmonise well with later additions to create a very practical home.

The living space features three spacious reception rooms, cloakroom plus a social kitchen/breakfast room on the ground floor. Upstairs are four good sized bedrooms plus a family bathroom and cloakroom.

Long Meadow has only changed hands twice in the last 100 years. Our clients have lived at the property since 1968 making this a rarely available property!

Viewing in our opinion is highly recommended in order to appreciate this fabulous CHAIN FREE home.



Viewing

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Entrance Porch with leaded light entrance door opening to:-

Hallway

Quarry tiled floor. Part glazed door to Kitchen. Doors to Family Room and Cloakroom.

Cloakroom

Fitted with a white suite comprising low level W.C. and washbasin. Quarry tiled flooring. Radiator. Leaded light window to front.

Family Room/Study

20'2" x 14'3" max (6.15m x 4.34m max)

An L-shaped dual aspect room with leaded light windows and doors with attractive views over the front and rear gardens. Central exposed brick fireplace with oak mantle and quarry tiled hearth. Two exposed ceiling beams. TV point. Telephone point. Radiator. Large built-in storage cupboard with double entrance doors and shelving.

Kitchen/Breakfast Room

15'2" x 12'10" (4.62m x 3.91m)

An attractive dual aspect kitchen with attractive views. Exposed ceiling beams. Original fireplace with exposed brick surround. The Smallbone pine kitchen features a range of floorstanding and wall mounted pine units with

drawers and tiled worksurfaces. Stainless steel sink unit with mixer tap. Integrated Miele dishwasher (not tested). Integrated NEFF gas hob (not tested) with extractor over (not tested). Integrated eye level double oven (not tested). Under unit lighting. Space and plumbing for a washing machine. Space for a tumble dryer. Additional 1.5 bowl sink unit. Integrated Miele fridge (not tested). Glass fronted display/storage cupboard. Tiled effect floor. Radiator set in a decorative cabinet. Gas fired Ideal boiler (not tested). Door to Inner Hallway.

Inner Hallway

Stairs to first floor with storage cupboard below. Quarry tiled floor. Radiator. Wall light point. Part glazed door to rear Lobby and garden. Door to Dining Room.

Dining Room

15'2" x 9'9" (4.62m x 2.97m)

Dual aspect with attractive views plus exposed beamed walls and ceiling. Exposed brick open fireplace with copper canopy, cast iron grate and brick hearth. Two wall light points. Radiator. Door to Sitting Room.

Sitting Room

15'10" x 12'6" (4.83m x 3.81m)

Walk-in bay window plus additional windows providing attractive views over the rear and side gardens. Exposed wall and ceiling beams. Central exposed brick fireplace with cast iron log burner. Built-in storage cupboard and shelving. Two wall light points. TV point. Radiator set into decorative cabinet.

ON THE FIRST FLOOR

Landing

Exposed wall and ceiling beams. Chunky exposed oak floorboards. Three leaded light windows to rear. Three wall light points. Built-in airing cupboard with hot water tank (not tested) and linen shelving. Built-in storage cupboard. Radiator. Bookshelving. Doors to all Bedrooms and Bathroom.

Bedroom One

15'6" x 12'2" (4.72m x 3.71m)

Exposed wall and ceiling beams. Two built-in wardrobe cupboards with hanging rails and shelving. Radiator. Wall light point. High vaulted ceiling. Dual aspect leaded light windows.

Bedroom Two

11'4" x 9'1" (3.45m x 2.77m)

Exposed wall and ceiling beams. Built-in wardrobes, dressing table and chest of drawers. Three wall light points. Deep built-in storage cupboard with shelving. High vaulted ceiling. Internal leaded light window to Landing. Dual aspected leaded light windows.

Bedroom Three

12'10" x 9'5" (3.91m x 2.87m)

Radiator. Exposed wall and ceiling beams. Vaulted ceiling. Built-in storage cupboard with hanging rail. Two wall light points. Leaded light window to front.



Bedroom Four

14'7" x 8'5" (4.45m x 2.57m)

Plus entrance recess. Radiator. Two wall light points. Built-in wardrobe cupboard with hanging rails and top storage lockers. Eaves storage cupboard. Leaded light window to side.

Cloakroom

Fitted with a suite comprising low level W.C and wall mounted washbasin. Part tiled walls. Heated chrome towel radiator. Leaded light window with attractive views over the rear gardens.

Family Bathroom

7'9" x 5'10" (2.36m x 1.78m)

Fitted with a white suite comprising low level W.C, panelled bath with mixer tap shower attachment over and separate Aqualisa shower unit (not tested) and washbasin set into a vanity unit with storage beneath. Part tiled walls. Heated towel radiator. Wall light point. Recessed spotlighting. Shaver socket. Leaded light window to front.

OUTSIDE

The beautifully presented landscaped gardens are a particular feature and surround Long Meadow.

Front Garden

Predominantly laid to lawn with various flower and shrub borders. Off-street parking and pathway to the front door. Bin store area to the side.

Side Garden

Predominantly laid to lawn with various flower and shrub borders plus gated access to the rear garden. Original well with canopy and a very rare "Hitchin Pippin" apple tree!

Rear Garden

The stunning rear garden enjoys a private Southerly facing aspect. A central pergola with pathway and well stocked flower and shrub borders leads to the alternative "front door". The remaining garden area is laid mainly to lawn and is full of mature fruit trees and an abundance of flower and shrubs plus paved patio and sitting areas.

Garage

18'8" x 15'7" max (5.69m x 4.75m max)

Reducing to 11'0" min. Up and over vehicular entry door. Window to side. Door to side. Power and light connected.

FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is Band G. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

SERVICES

All mains services are understood to be installed and connected. Please note that Norgans have not tested any services or appliances connected or installed at this property.

VIEWINGS

Whilst COVID-19 restrictions have been removed and there is no longer a requirement to wear a mask, or self isolate if you test positive for COVID-19, we would ask that if you feel unwell, please stay at home and reschedule the appointment.

GDPR

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website www.norgans.co.uk.

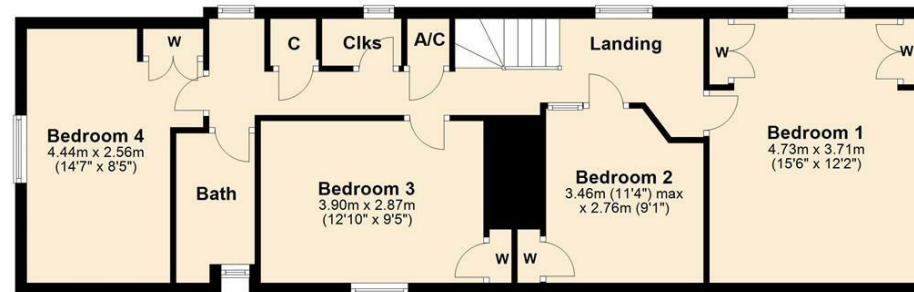
Ground Floor

Approx. 97.5 sq. metres (1049.1 sq. feet)



First Floor

Approx. 69.0 sq. metres (742.8 sq. feet)



Total area: approx. 166.5 sq. metres (1791.9 sq. feet)