



17 Payne End

Sandon, Buntingford, SG9 0QU

FINE & COUNTRY

## 17 Payne End, Sandon, Buntingford, SG9 0QU

Two Arts & Craft style contemporary new homes recently built in the village of Sandon. These four-bedroom family homes have approximately 1742 sq. foot of accommodation, with modern open planned kitchen dining area, separate utility room, cloakroom and beautiful living room overlooking the garden.

There are four bedrooms, ensuite and family bathroom on the first floor. Installed is full fibre broadband, under floor heating to the ground floor and 1<sup>st</sup> floor bathrooms, bi fold doors, cat 6 wiring to all rooms and finished to very high specification.

There is plenty of parking as both properties offer a spacious driveway with parking for three to four cars and EV charging point.



# STEP INSIDE

17 Payne End

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A beautiful, modern, and light entrance hallway with Porcelanosa flooring and fitted entrance matting. Cloakroom and storage with fire check doors leading to all rooms. There is underfloor heating throughout the ground floor.

The kitchen dinner is the heart of this home, a well-designed modern Howdens Kitchen. The kitchen has been carefully throughout with corner and pull-out storage, Bosch integral appliances and finished with smooth stone quartz worktops. A fabulous entertaining space with feature mood lighting perfect for dining and a lovely view from the windows. There is a separate utility room where the air source heat pump / Thermal store can be found and door leading out to the garden.

The living room is spacious and light with Herringbone flooring and bi folding doors out to the garden. There is Cat 6 wiring to all rooms, recessed LED down lights and USB ports.

Staircase lighting leads you to upstairs, with four good sized bedrooms, the master bedroom offers an ensuite shower room and modern designed family bathroom both with electric underfloor heating.















# STEP OUTSIDE

17 Payne End

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The property offers plenty of parking with a new block paved driveway, designed for three / four cars to park, and turn comfortably.

The pathways and patios are Indian Sandstone, and the front of the house is well lit for the darker evenings.

The rear garden offers the complementary patios and Indian Sandstone finish with new fencing enclosing the private rear garden.

The garden has a few steps up to the raised area which can be finished with lawn if the buyer requests.

The garden has side access from the front of the house and lighting to the rear.





# LOCATION

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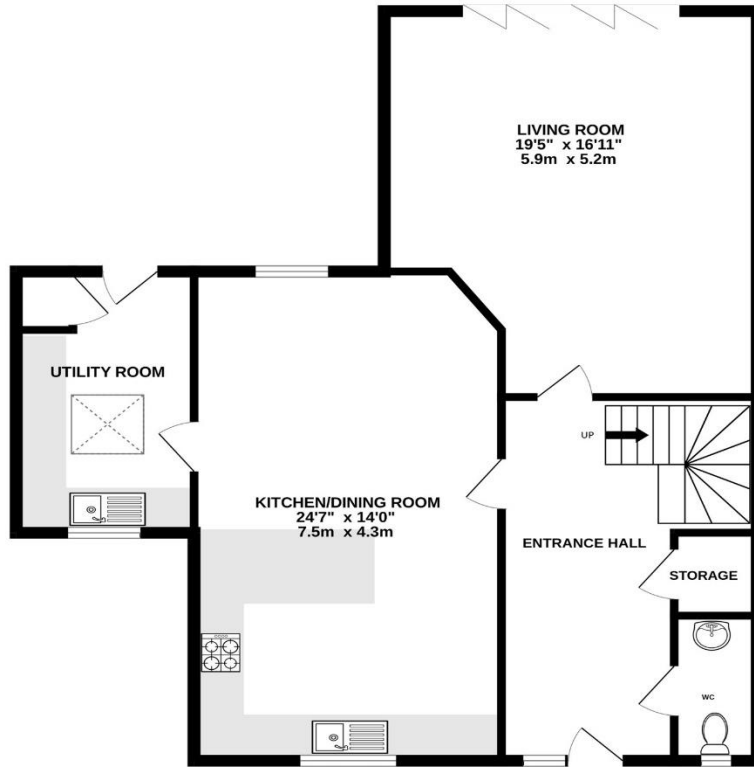
Payne End, Sandon, Buntingford is a lovely village and just 5.4 miles to Buntingford High Street and 7.2 miles to Baldock High Street.

Access to the A10 Great Cambridge Road and the A1 is very easy and for the commuter there is a choice of stations Royston 8.1 miles, Baldock 7 miles away being within proximity.

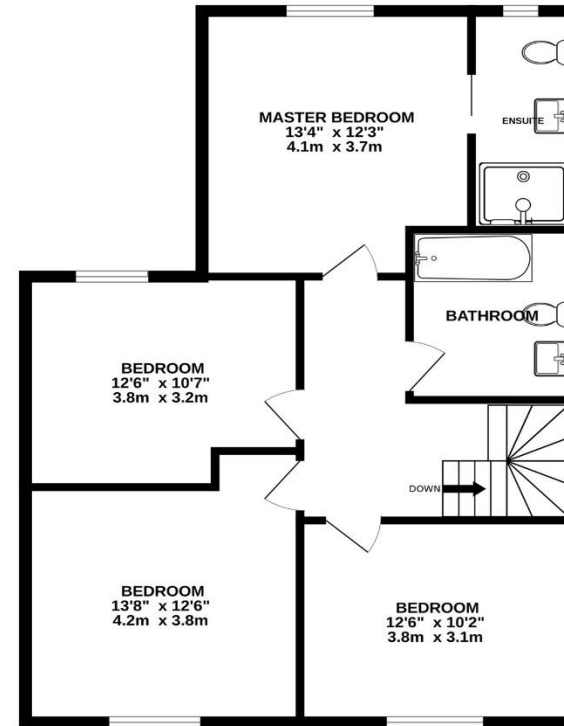
For nearby shopping and restaurants, Buntingford and Baldock offer everything you need.

# PAYNE END

GROUND FLOOR  
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR  
785 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA : 1742 sq.ft. (161.8 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.



AGENTS NOTE: Whilst we endeavor to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Floorplans are for guidance only, are not to scale and should not be relied upon for their accuracy



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