



21, Aston Bury

Aston Bury Manor | Aston | Herts | SG2 7EG

FINE & COUNTRY

21 Aston Bury, Aston, Herts, SG2 7EG

Number 21 is arguably one of the best positioned houses here. It is a large semi detached freehold house with luxuriously appointed accommodation. The present owners have refitted and remodeled the house with great thought having been put into the design whilst using high quality fitments throughout including designer radiators in many of the rooms, polished French Walnut flooring in the hall and two reception rooms, beautifully appointed bathrooms and cloakroom and a refitted contemporary style kitchen. In addition, the house benefits from its own driveway to the front of the house for three or four cars, a double integral garage and its own lovely part walled, west facing garden that enjoys great privacy and backs onto fields.

Aston Bury Manor has proudly stood in its own beautiful grounds on the edge of Aston Village since the 17th century. The house has seen many changes over the centuries and is now luxurious apartments following conversion around 1989. Shortly after the main house was converted, a mews of luxurious houses were built within the grounds and today they offer their owners a delightful and exclusive environment in which to live.

Those lucky enough to be residents of Aston Bury Manor all enjoy use of the 18.5 acres of beautifully landscaped and cared for grounds that are a delight to meander through. For the more energetic there is a hard tennis court for resident's use.



STEP INSIDE

Entered via an attractive central hallway with polished French Walnut flooring, stairs up to the first floor and doors into each of the ground floor rooms. The downstairs cloakroom has been attractively refitted with a contemporary suite and tiled walls and floor. The lounge/dining room is found at the back of the house with French doors and windows opening onto the garden.

Originally this wonderful, bright and spacious room was two separate reception rooms. The owners have opened it up to form what is undoubtedly a very impressive living space ideal for both cosy family evenings and for entertaining. The polished French Walnut flooring really sets the room off and a lovely focal point to the room is the fireplace with gas living flame fire. A second sitting room/ study offers the essential second reception room or office for those that work from home. Another room that overlooks the garden is the good size kitchen/breakfast room. Well fitted with an extensive range of contemporary glass fronted units set under a quartz worktop. Integrated appliances include a Neff double oven, six burner hob, cooker hood, dishwasher and space for an American style fridge freezer. Useful additions such as the two pull out full height larder units complete this fabulous kitchen. There is a door into the garden and also a door leads into the double garage.

Upstairs is a large landing with window to the front, airing cupboard and access to the loft. The principal bedroom is a large double room that is fitted with a great range of his and hers wardrobes and enjoys fabulous views over fields to the rear. The luxurious en suite bathroom has been impressively refitted in a contemporary style with fully tiled walls and floor and a designer style suite. Each of the three further bedrooms are good size double bedrooms, two of which also benefit from fitted wardrobes and views to the rear over the surrounding countryside. The family bathroom has also recently been refitted in a contemporary style with freestanding bath and separate shower cubicle, a glass designer sink and fully tiled walls and floor.









STEP OUTSIDE

Approached at the front by its own driveway that provides parking for three or four vehicles and leads to the integral double garage.

There is a good size front garden that is enclosed by hedging and laid to lawn with numerous shrubs and borders that provide colour and interest throughout the year. A gate to the side leads into the delightful rear garden.

Integral Double Garage: With electric up and over door and a door that leads into the kitchen making this a practical utility/workshop space or even additional accommodation for those that need it, subject to obtaining the necessary consents to convert. Quarry tiled floor, radiator and numerous fitted cupboards. There is plumbing for a washing machine and tumble dryer and an integrated vacuum system.

The rear garden is a delightful feature of the house. Enclosed by high brick walls and hedges the garden benefits from a westerly aspect. Cleverly designed with paved patio areas and laid mainly to lawn with flower borders. There is outside lighting and water connected. An ideal garden for those that enjoy their garden but do not want to be tied to looking after too much. Perfect as a lockup and leave home or those with busy lives.

Local Authority: East Herts DC 01279 655261. Council Tax Band: G.

Central heating is gas fired to radiators.

Mains water and electricity are connected.

Private drainage for the whole site within service charge.

The property is freehold and there is a residents management company that looks after the grounds and communal areas for which we are told the current charge is in the region of £2,200 per annum (awaiting verification) for the property.

EPC: C





LOCATION

Aston Bury Manor and Grounds.

An obvious benefit of the house is the wonderful setting that all the properties here enjoy. The grounds of Aston Bury Manor extend to around 18.5 acres in all and are a delight to walk through and enjoy. The beautifully tended gardens provide some partly walled shaded seating areas, 2 small lakes and a hard tennis court for the use of residents.

Aston Village

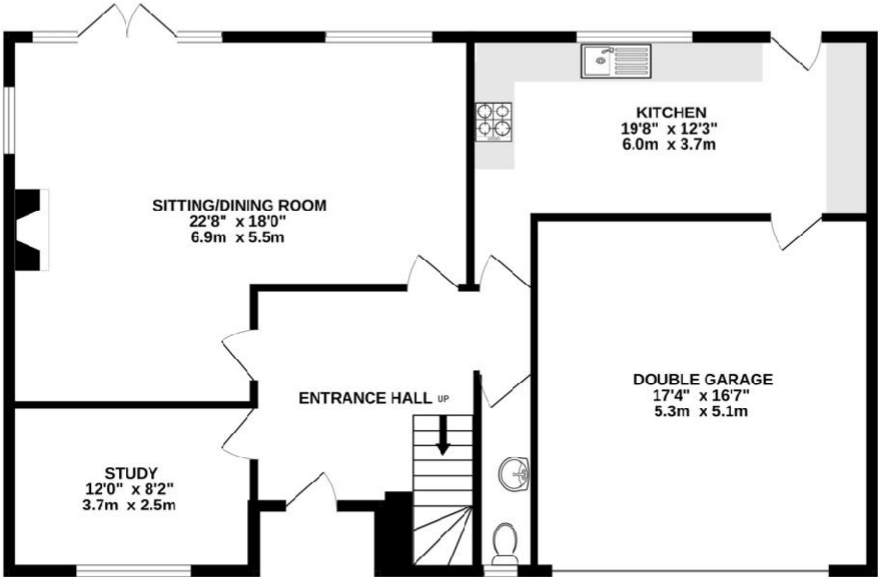
The village of Aston is known locally for its conviviality and, despite its modest size, offers a great many clubs, societies and interest groups as well as hosting a very successful annual school fete.

The area is steeped in history with a beautiful church, pre-school for children 'from age two', infant/junior school, sports clubs including tennis, bowls, badminton, cricket, large community recreation ground and a pretty country public house. Close-by Knebworth village is easily accessible and provides a rail link with frequent service to London Kings Cross.

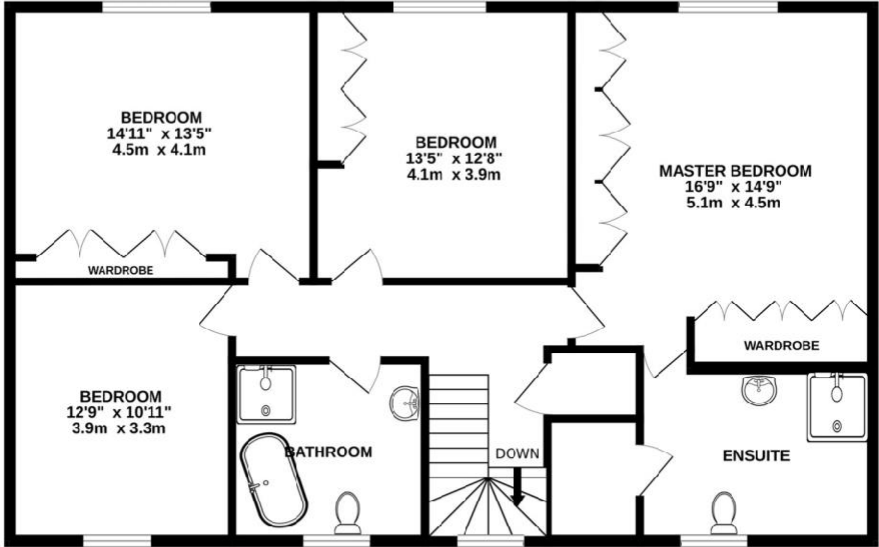
The main town of Stevenage is a few miles away with an excellent train line into London and extensive shopping, sporting and recreational amenities. Stevenage Golf Club is also conveniently nearby.

21 ASTONBURY

GROUND FLOOR
1082 sq.ft. (100.5 sq.m.) approx.



1ST FLOOR
1108 sq.ft. (102.9 sq.m.) approx.



TOTAL FLOOR AREA : 2189 sq.ft. (203.4 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.





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