



**Bryan Bishop**  
*and partners*

**Bramfield Road**  
**Datchworth, SG3 6SA**







# Bramfield Road

Datchworth, SG3 6SA

## Summary:

Bryan Bishop and Partners are delighted to bring to the market this stylish and substantial four double bedroom two bathroom property in an idyllic countryside setting on the edge of Bull's Green, Datchworth. Surrounded by the glorious Hertfordshire countryside, yet just a few minutes from a number of pretty and vibrant villages, this wonderful family home ticks all the boxes for modern family living.

## Accommodation:

The pretty front door opens onto a light and bright hallway of good proportions, nicely lit by a skylight as well as another window in the stairwell. From here doors lead into the living room, dining room, Kitchen, family room and a well placed guest cloakroom.

The living room is large, being over twenty two feet in length, and is flooded with natural light through the full width bi-fold doors that open onto the rear patio and the window to the front. A super room for all seasons with an attractive wood burning stove at the centre.

The dining room is well shaped and sized, with plenty of room for a really large table if needed, and again enjoys the terrific countryside views out into the rear garden.

The family room is perfectly placed, connecting seamlessly with the kitchen through a wide opening, and performs superbly as a multi functional space for the present owners, combining lounge seating, TV and casual dining with a great connection and view out into the garden through the bi-fold doors to the rear. This is a fabulous family hang out room.

Adjacent is the stunning kitchen. Bathed in natural light from the two windows to the front and the large skylight this is a chef's delight. The kitchen is beautifully and cleverly appointed with a comprehensive array of integrated appliances and more perfectly located storage than you could ever need. It is an ergonomic masterclass, yet still comfortably includes a breakfast bar big enough for four within the substantial island at its epicentre. Away from the fitted area there is plenty of open floor space for a casual dining table beneath the stylish skylight. Conveniently positioned to the rear of the kitchen is a large utility/laundry room, through which there is direct access to the rear garden.

To the rear of the garage, with access from the garage and the rear patio, is a good sized office. This is cleverly positioned to provide the privacy required to successfully work from home, yet still nicely connected to the main house, and is easily large enough for multiple desks. A particularly lovely place to work in the summer months with the triple folding glazed doors open to the garden.

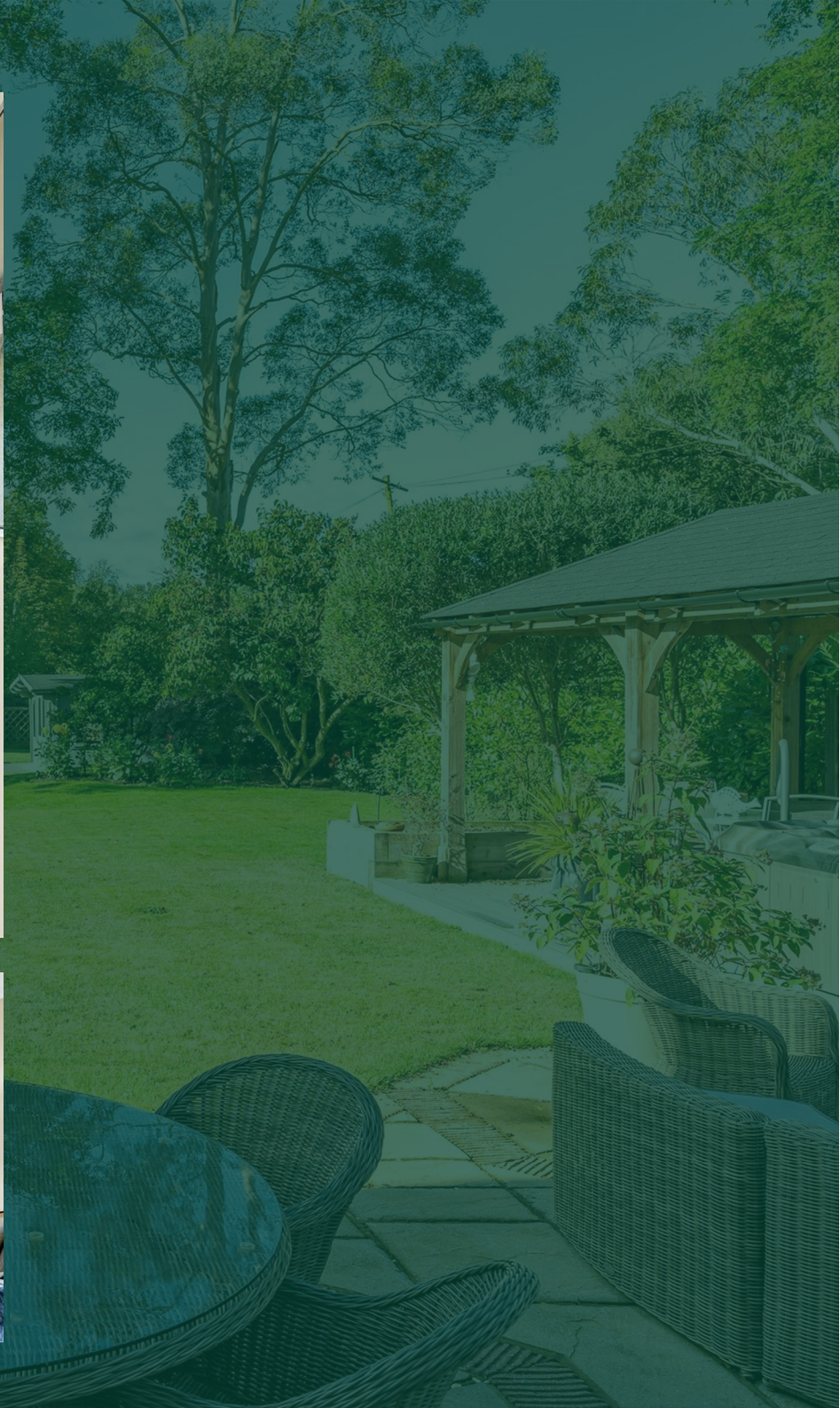
The whole ground floor serves to illustrate the fantastic flexibility of this house. It really offers so many options as to how you configure it for your family's needs, and it will adapt with you over time as those needs evolve and change.







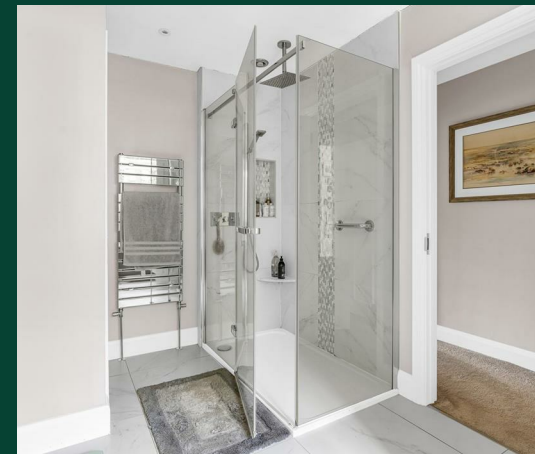














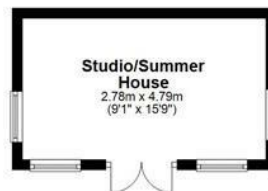
**Ground Floor**  
Approx. 162.2 sq. metres (1745.6 sq. feet)



**First Floor**  
Approx. 104.7 sq. metres (1126.8 sq. feet)



**Outbuilding**  
Approx. 13.3 sq. metres (143.3 sq. feet)



Total area: approx. 280.2 sq. metres (3015.5 sq. feet)

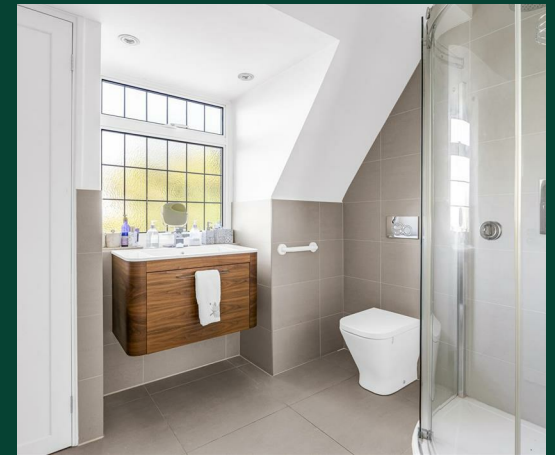
**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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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