



Bryan Bishop
and partners

Rushden Road
Buntingford, SG9 0QP



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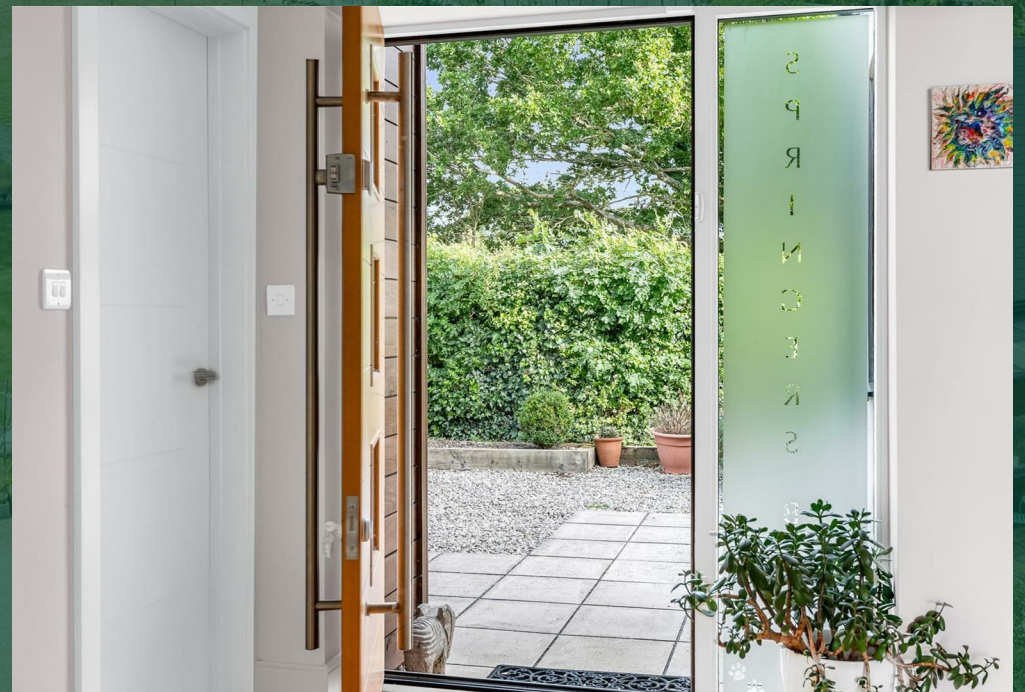
A unique and contemporary detached family home located in the picturesque village of Sandon, Buntingford. This stunning purpose-built residence is set in an elevated position with unparalleled views across paddocks and Sandon's open countryside.

Enter the home via entrance hallway, providing access to the dual aspect living room, kitchen/dining living room, cloak room/WC, utility room and cloak cupboard. The kitchen/dining room has again been tastefully decorated with double glazed window to side and full height bi-fold doors to side/rear allowing for unobstructed views of the garden and countryside beyond. The kitchen comprises of a range of base/eye level units, breakfast bar, moulded worktops, inset four ring ceramic hob, double oven, integrated fridge freezer and boiling water tap. The kitchen/dining room also features underfloor heating and is served by a separate utility room.

To the first floor landing, accessed via a feature staircase with glass balustrade and leading to the home's three/four bedrooms. The principal bedroom truly is an impressive space with semi-vaulted ceilings, integrated wardrobes, fully tiled en-suite and a picturesque Juliet balcony with incredible views out across paddocks and the countryside beyond. The third bedroom has been constructed with a view to being two separate rooms and a can easily be achieved should the buyer wish. Each of the bedrooms again feature underfloor heating and are served by an attractive family bathroom.

Externally the property is approached by a set of electric gates to a large stone chipping drive with more than ample parking, leading to a double garage with loft storage. The rear garden is predominantly laid-to-lawn with landscaped planting and borders. A sizeable wrap round sun terrace is located at the immediate rear of the house, with separate raised seating area. The garden study/studio is fully insulated with electric power and heating.

Sandon is a charming village surrounded by unspoilt farmland and countryside located 5.9 (approx.) miles from Buntingford town centre and 5 miles (approx.) from the thriving market town of Royston which has a mainline station and excellent range of amenities. The village is also well placed for access to Baldock Railway Station & Ashwell and Morden Railway Station which provides consistent Great Northern and Thameslink services into London King's Cross, in under 45 minutes and Cambridge in under 30 minutes. The A1(M) is also easily accessible for direct access to London and neighbouring towns.







- Ground Floor -
- Entrance Hallway
- Cloakroom/WC
- Kitchen/Dining Room 23'11" x 14'7"
- Utility Room 7'9" x 10'11"
- Living Room 18'2" x 18'3"
- Cloak Cupboard

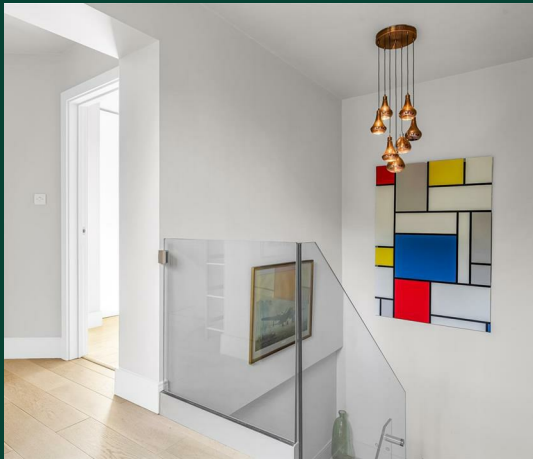
- First Floor-

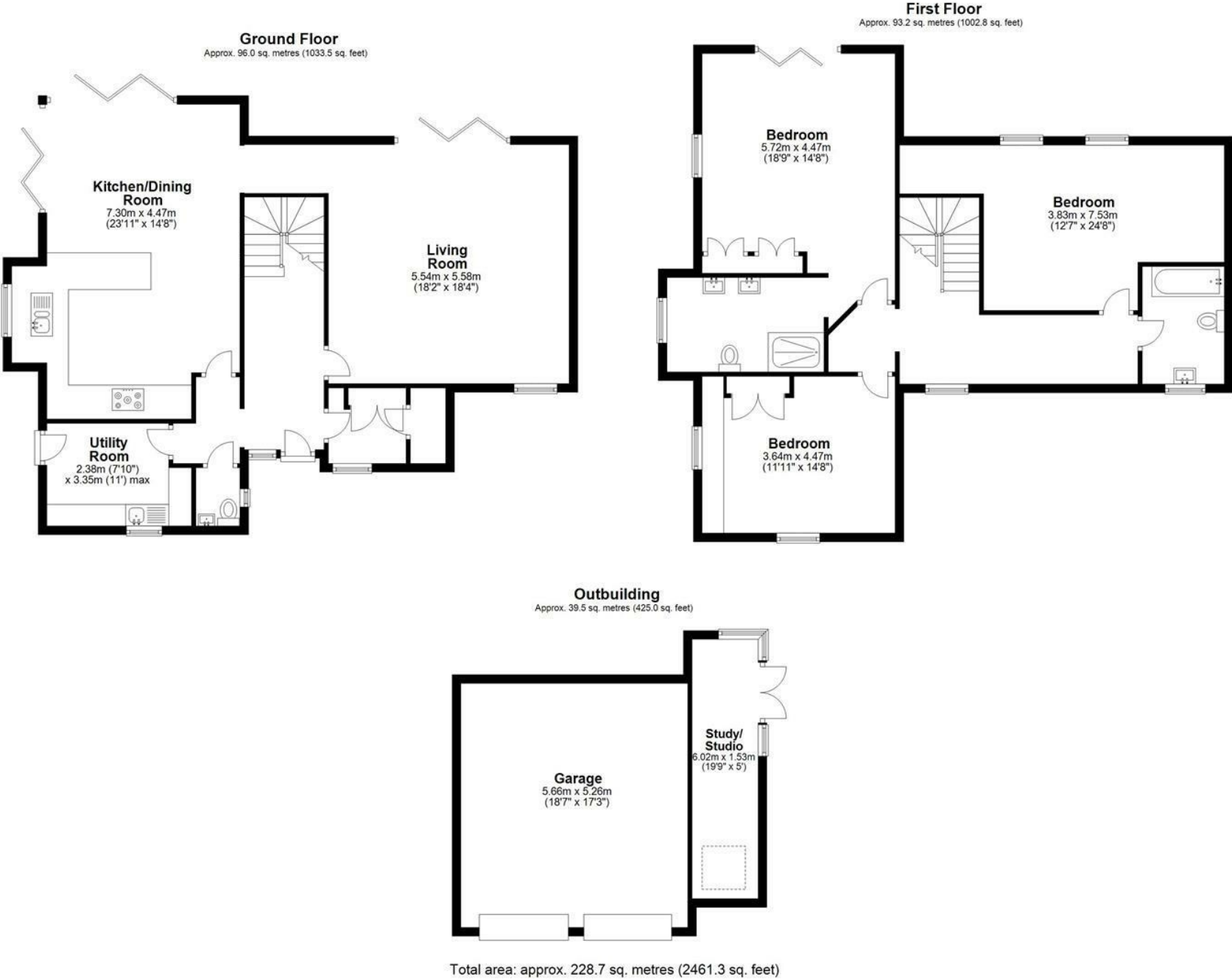
- Landing
- Principle Bedroom 18'9" x 14'7"
- En-suite
- Bedroom Two 11'11" x 14'7"
- Bedroom Three/Four 12'6" x 24'8"
- Family Bathroom

- Exterior -

- Garage 18'6" x 17'3"
- Study/Studio 19'9" x 5'0"
- Gated Driveway
- Garden







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		









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