



Longmeadow, Roe Green, Sandon, SG9 0QE



welcome to

Longmeadow, Roe Green, Sandon

Longmeadow is an exceptionally well-presented four bedroom detached family home of approximately 3562 Sq.Ft of accommodation, benefiting from a partially converted garage that could be a self-contained annex/office area, four bathrooms and a superb open plan kitchen/diner/family room.



Front Door

Oak porch to part glazed front door with glazed side panel.

Entrance Hall

Vaulted ceiling with Velux window. Feature window. Radiator.

Study

7' 4" x 6' 11" (2.24m x 2.11m)

Vaulted ceiling. Velux window. Radiator. Door to garage.

Kitchen/Family Room

34' 8" x 16' 5" (10.57m x 5.00m)

Lovely kitchen comprising range of base and wall units, central island, LED ceiling extractor fan, space for Rangemaster cooker and American style fridge freezer, fitted dishwasher, ceramic sink with oak work surface surrounds, ceramic tiled floors and radiator. Carpeted TV area. Ceiling speaker system. Hive controlled heating. Bi-fold doors to rear garden. Window to front. Recess and pendent lighting.

Snug

Triple aspect room. Feature window. Radiator. Ceiling speaker system. Oak staircase to first floor with glazed panel.

Utility Room

11' 10" x 9' 10" (3.61m x 3.00m)

Inset sink unit. Base and wall cupboards with work surface surrounds. Plumbing for washing machine and space for tumble dryer. Ceramic tiled floor. Understairs storage cupboard. Door to outside.

Living Room

20' 8" x 17' 7" (6.30m x 5.36m)

Dual aspect room with sliding doors to rear and views over meadow/paddock. Brick fireplace with oak Bessemer beam and wood burning stove. Wiring for surround sound.

Bathroom

Suite comprising pedestal wash hand basin, low flush w/c, panel enclosed bath with mixer taps and shower attachment, shower cubicle with glazed door, heated towel rail, shaver socket, window to side.

Bedroom Four

18' 5" x 17' 7" (5.61m x 5.36m)

French doors to outside. Multipurpose room. Large radiator. Views over meadow/paddock.

First Floor Landing

Velux window. High ceiling. Hive controlled heating.

Master Bedroom

21' 9" x 21' 2" (6.63m x 6.45m)

French doors to balcony with views over meadow/paddock to rear. Range of fitted wardrobes to one wall. Two radiators. Two Velux windows.

En-Suite

16' 9" x 7' 11" (5.11m x 2.41m)

Suite comprising wash hand basin with vanity unit below, low flush WC, walk-in shower cubicle, Victorian bath with mixer taps and shower over, two heated towel rails, shaver socket, part tiled walls and two dormer windows.

Bedroom Two

24' 11" x 13' 2" (7.59m x 4.01m)

Vaulted ceiling. Two radiators. Dormer window. Feature window to front with views over village green. Eaves storage.

Bedroom Three

17' 9" x 12' 6" (5.41m x 3.81m)

Dual aspect room with lovely views to side and feature window to rear. Radiator. Vaulted ceilings.

Bathroom

12' 6" x 8' 6" (3.81m x 2.59m)

Suite comprising panel enclosed bath, low flush WC, corner glazed shower cubicle, recess lighting, two Velux windows, pedestal wash hand basin, part tiled walls, heated towel radiator, shaving point and fitted

storage into eaves.

Outside

The property is approached via gravel driveway across common land with adequate car parking/hard standing for numerous vehicles, with the benefit of an integral garage (31'9 X 12'5) that has partially been converted into a self-contained annex.

To the rear there is a large rear garden which is predominantly laid to lawn with flower borders and mature shrubs, patio area to side and rear, barn/workshop with power connected, log storage area, and outside oil-fired boiler supplying domestic hot water and radiators, outside eaves lighting and garden spotlights. Just off from the utility there are both hot and cold water taps, ideal for dog washing.

Garage

(Potential to easily be converted into an annex). Plumbing for washing machine, socket for cooker, kitchen unit, stainless steel sink unit with cupboards below. Access to loft space with Velux windows. Electric roller door to front.

Shower Room

Integrated into the garage is a lovely shower room with low flush w/c, wash hand basin and shower cubicle with glazed door.

Agent's Note

Super fast fibre optic broadband is available at the property boasting high speeds ideal for home workers. Early internal viewing is highly recommended to avoid disappointment.



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welcome to

Longmeadow, Roe Green, Sandon Buntingford

- Exceptionally presented four bedroom detached family home.
- Approximately 3562 Sq.Ft of accommodation.
- Superb views over common land to front and paddock/meadows to rear.
- Oil-fired central heating (boiler replaced in 2024).
- Linked fire alarm system and speaker system throughout.

Tenure: Freehold EPC Rating: C

£1,250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109898 - 0008

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