

Walchra Court, Walkern, Hertfordshire, SG2 7FA.
Offers In Excess Of £1,250,000

H&M
executive and country homes



Situated in an exclusive development of just four individually designed family homes can be found 'Runnymede' House. This superb family home boasts a floor space approaching 2400 square feet and combines spacious modern living with village life.

Upon entering the property you are greeted with a light open entrance hall, which has underfloor heating and a feature 'Minstrel' galleried landing which itself leads to the first floor bedrooms. As you continue along the hallway, separate doors open out into the superb kitchen/entertaining room as well as the family lounge with its vaulted ceiling with both rooms overlooking the extensive rear garden and fields beyond, the rest of the ground floor consists of a spacious dining room, study/fitness room and downstairs showerroom/cloakroom.

Upstairs are four bedrooms with the master overlooking the rear garden from its own balcony and also has a dressing room and four piece Ensuite bathroom. The four piece family bathroom serves the other three good sized bedrooms and with the galleried landing creates a bright and airy feel. To the outside of this family home is an impressive sized rear garden of approximately 200ft x 70ft which has an additional side garden of approximately 78ft x 16ft. To the front is a herringbone block paved laid driveway affording parking for four to six vehicles along with a detached double garage.

Entrance Hallway

20'8 x 7'10

The front door is of a timber construction with double glazed side panels and upon entering you will find underfloor heated porcelain tiles which run into the kitchen/entertaining room. The vaulted ceiling is a fantastic feature along with the dog legged staircase with turned wood balustrades and oak hand rails which leads to the galleried minstrel styled landing. Understairs seating area is ideal for a quiet reading area and with the double glazed rear aspects overlooking the side area of the main garden. Inset spotlights, telephone points, built in cupboard which houses the under floor heating system and consumer unit, separate panelled doors lead off into all of the reception rooms.

Family Lounge

19'0 x 17'1

Dual french doors and double glazed rear aspects overlook the rear garden which itself leads out onto open fields and double glazed windows to the front aspect. The family lounge features a vaulted ceiling, underfloor heating, wall inset glass fronted log burner with granite hearth, panelled double doors leading into the kitchen and a separate four panelled door leading into the entrance hallway.

Dining Room

13'8 x 13'3

Double glazed french doors and glazed side panel opening out onto the side garden, coving to the ceiling and wall mounted underfloor heating controls.

Kitchen/Entertaining Room

20'7 x 18'0

This superb kitchen lends itself to being a wonderful entertaining room which flows through into the family lounge via four panelled doors. A range of high quality 'soft close' units are complemented by granite worktops leading to the 'Franke' undermount one and a half bowl stainless steel sink. The 'Siemens' appliances include a built in dishwasher, undercounter freezer, integrated fridge/freezer, twin single ovens with a warming draw. The granite topped peninsula island houses periscope power sockets a 'Siemens' five burner gas hob with a multi function glass topped chimney extractor over, an abundance of storage draws and breakfast bar seating area. The porcelain tiles benefit from underfloor heating. Dual double glazed french doors with inset glazed panels open out onto the rear garden, coving to the ceiling, inset spotlights, and a door leading into the utility room.

Study/Fitness Room

13'9 x 7'3

Suited for either a study or fitness room which it is currently being used as. Twin double glazed side aspects, coving to the ceiling, tv and telephone points and underfloor heating.

Cloakroom/Showerroom

7'0 x 5'10

Walk in double shower unit with wall mounted thermostatically controlled shower head, tiled splash backs with feature inset mosaic tiles, low level W/C, 'floating' vanity wash hand basin with chrome mixer taps and cosmetic cupboard under. Wall mounted heated chrome towel rail, inset spotlights and 'Karndean' style flooring.

Utility Room

8'1 x 6'10

Base mounted storage units with worktops and one and a half bowl stainless steel sink drainer. Wall mounted 'Viessmann' boiler, Linen/storage cupboard housing the hot water cylinder, plumbed for a washing machine, inset spotlights and timber door leading out into the side garden.

Galleried Landing

9'5 x 7'10

Galleried minstrel style landing with a feature vaulted ceiling and dual aspect double glazed windows. Doors leading off to all of the bedrooms, inset spotlights, wall mounted radiator and access to the loft.

Master Bedroom

14'1 x 13'11

French doors with double glazed side panels leading out onto the metal framed glass panelled balcony overlooking the expanse of rear garden. Wall mounted radiator, and inset spotlights.

Dressing Room

8'3 x 4'1

Part enclosed and with walk-in access to the two good sized built in wardrobes and a space for a dressing table.

Ensuite

8'2 x 6'4

High quality four piece 'Duravit' bathroom suite to include, backrest sloped bath with with thermostatically controlled side mounted mixer taps and shower handset, Walk in shower cubicle with a glass door, floor to ceiling splashbacks with inset mosaic tiling and a thermostatically controlled shower head. Low level WC, vanity wash hand basin with storage under. Wall mounted chrome heated towel rail, 'Karndean' style flooring, inset spotlights and a double glazed 'Velux' roof window.

Bedroom Two

13'8 x 10'3

Double glazed doors opening onto the 'Juliette' balcony, wall mounted double radiator, built in double wardrobe

Bedroom Three

13'8 x 10'2

Twin double glazed 'Velux' roof windows, wall mounted radiator, built in double wardrobe.

Bedroom Four

11'1 x 10'4

Double glazed 'Velux' roof window, wall mounted radiator, tv point.

Family Bathroom

8'1 x 6'4

Four piece suite fitted with high quality 'Duravit' bathroom furniture to include, backrest sloped bath with with thermostatically controlled side mounted mixer taps and shower handset, Walk in shower cubicle with a hinged mounted door, floor to ceiling splashbacks with inset mosaic tiling and a thermostatically controlled shower head, low level WC, vanity wash hand basin with cosmetic storage under. Wall mounted chrome heated towel rail, 'Karndean' style flooring, inset spotlights and a double glazed 'Velux' roof window.

Rear Garden

200 x 70

Measuring approximately 200ft x 70ft is this impressive sized westerly facing rear garden backing onto open fields. Laid to lawn and enclosed by timber panelled fencing. The additional side garden which measures approximately 78ft x 16ft leads out to the front of the property by a timber gate.

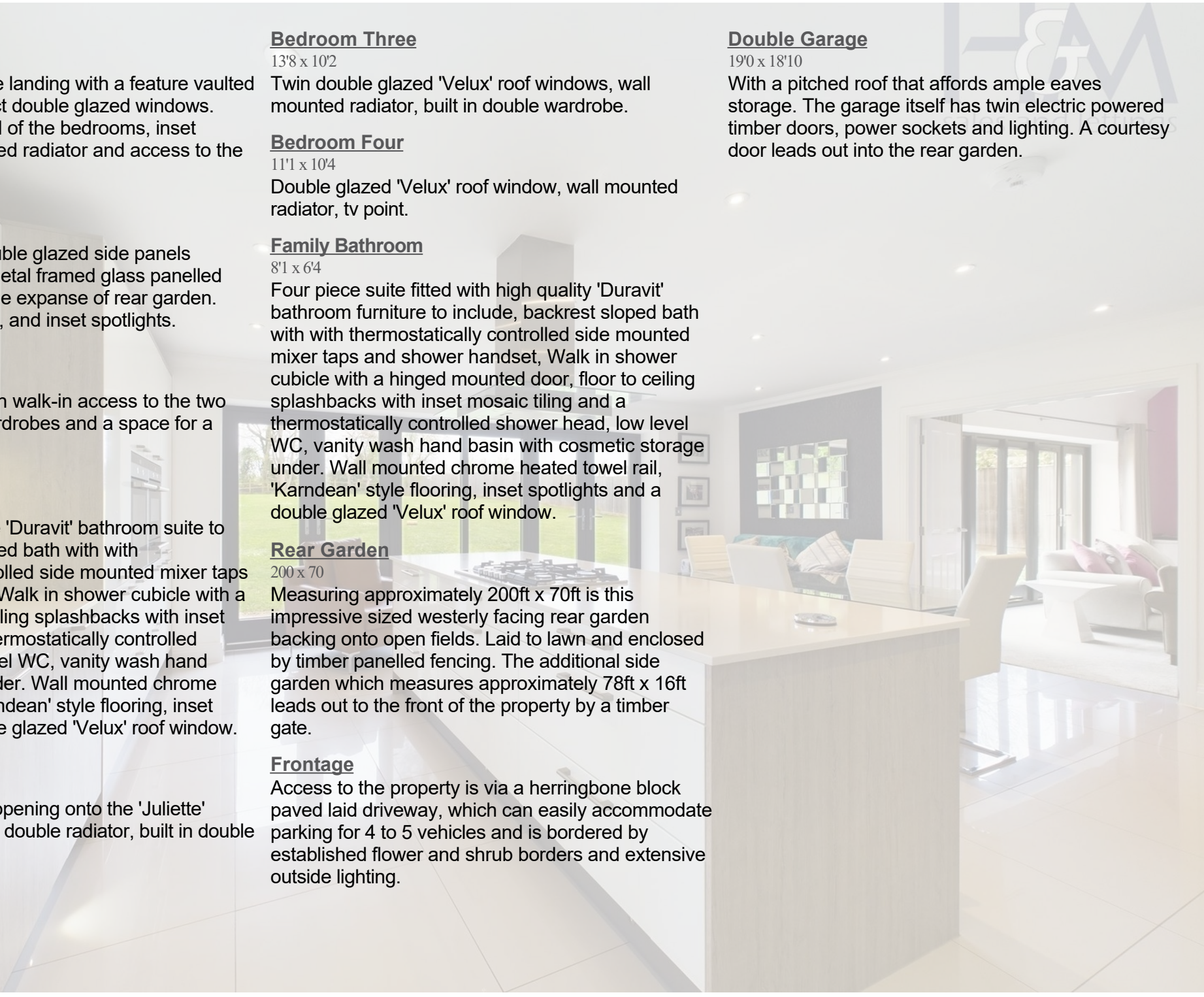
Frontage

Access to the property is via a herringbone block paved laid driveway, which can easily accommodate parking for 4 to 5 vehicles and is bordered by established flower and shrub borders and extensive outside lighting.

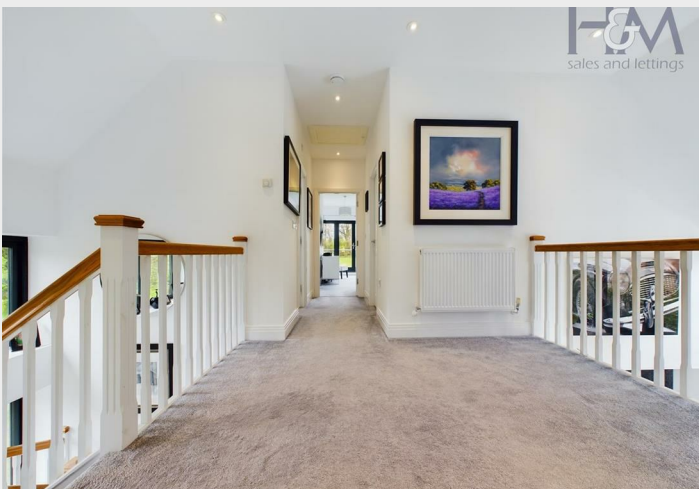
Double Garage

19'0 x 18'10

With a pitched roof that affords ample eaves storage. The garage itself has twin electric powered timber doors, power sockets and lighting. A courtesy door leads out into the rear garden.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁰

2568.77 ft²

238.65 m²

Reduced headroom

24.03 ft²

2.23 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	89
(69-80) C		
(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

