



**“Hawthorn House” 98 New Road, Clifton,  
Bedfordshire SG17 5JJ**

**Taylor  
Brightwell**



Set on a private and versatile plot of approximately 4 acres ( STS) this individual 6 bedroom, 7586 sqft residence has an abundance of accommodation and scope for future improvement and development, Located within easy reach of Arlesey, Biggleswade and Letchworth train stations and the M1 & A1M .

This impressive and extensive property was built by the present family in the 1960's and then remodelled in the mid 1980's creating many unique and character features throughout including wooden panelling, statement fireplaces and the versatility to create annexe facilities if required. The ground floor offers several spacious reception rooms which currently include a study, an office, the magnificent and characterful drawing room, the dining room and a family room along with several other versatile rooms. There is a fitted kitchen complete with an Aga, a boot room, a utility room, a cloakroom and the huge, imposing leisure room with its unique vaulted ceiling and large swimming pool with a shower and sauna facilities. Each of the reception rooms offer different views over the garden, and there are also hidden gems around the ground floor such as a walk- in pantry, a secondary staircase to the first floor, and a useful laundry chute. The first floor has a very spacious landing with 6 double bedrooms and 4 bathrooms. There is also ample storage to be found including a box room with ladder leading to the large loft space offering the new owner further possibilities for putting their own stamp on the layout.

The property stands privately within the well established and mature grounds with a gated entrance leading to ample off road parking and the double garage. The large private wrap around gardens have a wealth of mature trees, well stocked borders and lawned areas giving a different feel to each part of the plot. There is a potential pony paddock and stable, a tennis court area plus a further secluded lawned garden with flower and shrub borders giving a country cottage feel and gated access leading to a wooden framed greenhouse, vegetable garden and orchard.

A lovely semi rural position on the edge of Clifton village. Facilities include a lower school, butcher, post office/village store and two public houses (The Golden Lion and The Admiral). There is also an Indian restaurant, garage, petrol station and a hairdresser. At the northern edge of the village is Clifton Cricket Club which plays at the Claybridge Ground. Football is also played at the Recreation ground.

Offered for sale with no upward chain, viewing highly recommended.

- \* **Unique 6 Bedroom 7586 sqft Property**
- \* **Many Spacious Reception Rooms**
- \* **Approx 4 Acre Plot sts**
- \* **Pool Room & Tennis Court**
- \* **Gas Radiator Heating**
- \* **Double Garage**
- \* **Home Office & Annex Potential (SSTP)**
- \* **Scope To Extend (STPP)**

**FREEHOLD**

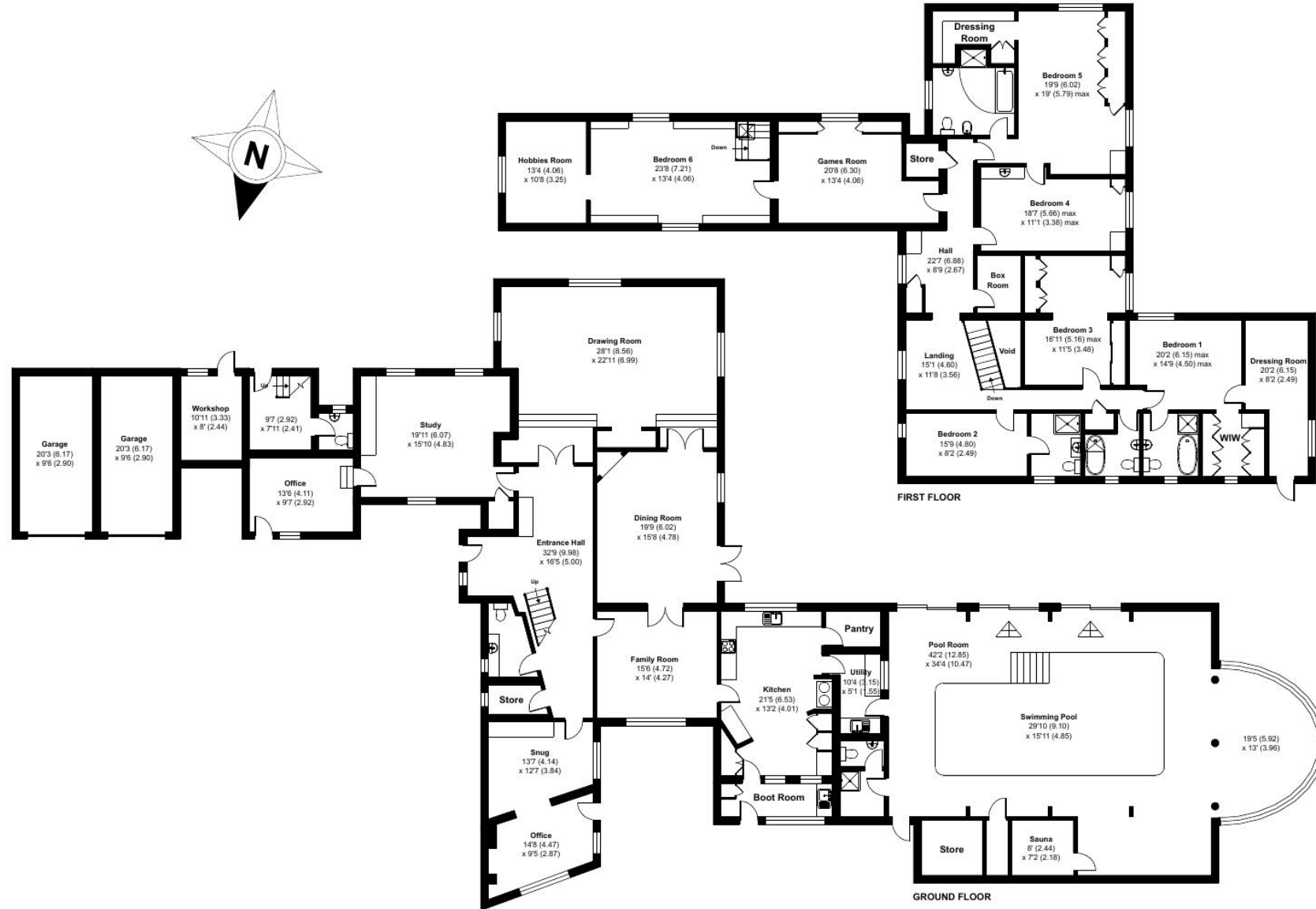


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Approximate Area = 7586 sq ft / 704.7 sq m (excludes garages)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Taylor Brightwell. REF: 1011911