



Northfield House

Henlow, Bedfordshire, SG16 6AJ





Northfield House

Guide Price £2,750,000

A remarkable six-double-bedroom period home, centrally positioned in wrap-around gardens of approximately an acre.

Pre-dating 1837, with later extensions added in both the Victorian period and the 1980's, Northfield House has been subject to an extensive and high-specification restoration programme by the present vendors, to now offer a wonderful blend of original period and modern features throughout. A truly unique family home with over 4700 sq.ft of accommodation, including an oak-framed triple bay carport with office/studio above.

Ground Floor Accommodation

Arched double doors, sheltered by a brick portico, open into the front porch, which leads to the entrance hall with stairs to the first floor and the WC. The entrance hall has underfloor heating that continues through to the kitchen area. There are two sitting rooms to the front of the property, both with feature fireplaces, along with windows to the front aspect and bay windows to the sides. During the restoration, two wall murals were uncovered and are understood to date back to 1900.

Two further reception rooms are situated in the middle of the ground floor, one utilised as a playroom, the other as a dining room. To the rear is a lovely open-plan kitchen/family room with air conditioning, two sets of bi-folding doors opening out to the rear garden patio and a central picture window, framing the garden water fountain.

The kitchen has an oversized island/breakfast bar with a marble worktop. Integrated appliances include an induction hob with extractor, double ovens, a fridge, a freezer and a dishwasher. There is a quoker boiling/ filter tap and a walk-in pantry.

The cellar has been converted to a large laundry/utility room and a cinema/games room, which has heating and air conditioning.

First Floor Accommodation

The principal bedroom has a bay window to the side and sash windows to the front, overlooking the gardens. Adjacent is a former double bedroom, converted to a walk-in dressing room. Between the principal bedroom and dressing room, the current owners have extended above the front portico, creating a luxury wet room with double showers and twin basins. The room has a vaulted ceiling, underfloor heating and an electronically tinted arch window to the front.

Two double bedrooms, one with an ensuite shower room, are positioned in the middle of the first floor. To the rear, two further double bedrooms are set either side of a luxury bath/wet room. A secondary staircase gives access to the top floor, which has storage space to the eaves and doors opening out to a restored widow's walk, offering far-reaching views over open fields.

Grounds

Northfield House is set behind electric gates and enclosed predominantly by walled and tree-lined borders. An extensive gravel driveway provides ample parking for multiple vehicles ahead of the triple bay carport with an electric car charging point.

The focal point of the front gardens is a magnificent blue cedar tree and a garden pond bordered by a low-level wall. The majority of the grounds benefit from an irrigation system and are laid to lawn, with numerous patio seating areas, bordered by mature flower and shrub beds. At the rear corner of the gardens is a detached double garage/workshop with a decked roof terrace, taking advantage of the views over open fields.

Additional features of the gardens include a working well, a chicken run and a veg/kitchen garden.



Call Gavin Mills to arrange a viewing on **07971 807 341**

Approximate Gross Internal Area
 Ground Floor = 161.5 sq m / 1,738 sq ft
 First Floor = 165.0 sq m / 1,776 sq ft
 Second Floor = 8.0 sq m / 86 sq ft
 Basement = 60.5 sq m / 651 sq ft
 Outbuildings = 82.2 sq m / 885 sq ft
 Total = 477.2 sq m / 5,136 sq ft
 (Excluding Carport / Void)

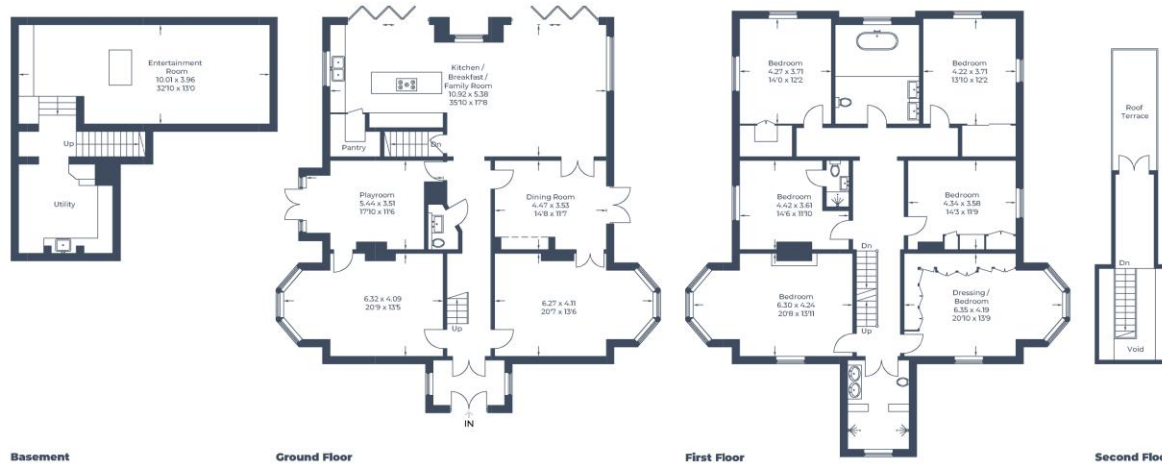


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 measurements are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Gavin Mills



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.