



Huttles Green, Shepreth, SG8 6PR

welcome to

Huttles Green, Shepreth

An extremely spacious 4 double bedroom detached family home with gardens extending to approx 0.68 of an acre and backing onto woodland bordered by the River Shep. Perfectly situated on a quiet road within a few minutes walking distance to Shepreth railway station, viewing is highly recommended.



Stable Door To Entrance Hall

Spacious entrance hall with parquet flooring leading to a turning staircase to galleried first floor landing, radiator, understairs storage cupboard. Doors to:

Cloakroom

Suite comprising low flush WC, wash hand basin, wall mounted Vaillant boiler for domestic hot water and central heating. window to front.

Lounge

22' 6" x 12' 5" (6.86m x 3.78m)

Spacious lounge with feature log burner, parquet flooring, radiator, double glazed window to front, sliding doors to garden room.

Conservatory

19' 6" max x 8' 7" max (5.94m max x 2.62m max)

Lovely garden room with a number of sliding doors opening onto well-kept formal gardens.

Kitchen/Diner

16' 9" x 10' 7" (5.11m x 3.23m)

Spacious open plan L-shaped kitchen diner.

Kitchen area measuring at 16"9 x 10"7

Dining area measuring at 8"5 x 8"5

Kitchen area comprises hob with extractor over, 1 1/2 bowl sink with mixer taps and work surface surrounds, generous range of base and wall units, twin windows to rear, radiators, tiled floor, doors off to conservatory and to utility/shower room.

Utility/Shower Room

Space and plumbing for automatic washing machine and for tumble dryer. Window to side. Shower cubicle.

Garden Room

Built in storage cupboards. Tiled floor. Sliding doors to covered terrace. Window to rear.

Galleried First Floor Landing

Built in storage cupboard. Skylight window. Radiator.

Window to front. Exposed wood flooring.

Bedroom One

14' 7" x 10' 8" (4.45m x 3.25m)

Built in wardrobes. Radiator. Windows to side and rear. Exposed wood flooring.

Bedroom Two

11' 4" max x 10' 8" max (3.45m max x 3.25m max)

Built in double wardrobes. Radiator. Exposed wood flooring. Windows to front and side.

Bedroom Three

12' 7" x 8' 6" (3.84m x 2.59m)

Built in wardrobe. Radiator. Windows to rear and side. Exposed wood flooring.

Bedroom Four

9' 4" x 8' 6" (2.84m x 2.59m)

Radiator. Exposed wood flooring. Windows to front and side.

Bathroom

Re-fitted bathroom suite comprising bath with separate shower over, concealed cistern WC, wash hand basin set into vanity unit, radiator, wall tiling, window to side.

Outside

Rear Garden

A particular feature of the property are the gardens to the rear approaching 0.68 of an acre in size (not measured) which provide a seamless blend of formal landscaped gardens leading through to woodland area that is bordered by the River Shep. The gardens are predominantly laid to lawn with a wide variety of mature trees and shrubs throughout, and is ideal for the enthusiast and for those wishing to enjoy privacy in an idealistic location.

Front Garden

There are gardens extending to the front of the property with a driveway leading to integral single garage.

Garage

Single garage together with further off-road parking. To the end of the garage there is access to both a store and further workshop.



view this property online williamhbrown.co.uk/Property/RYN110311



welcome to

Huttles Green, Shepreth

- Extremely spacious and well-presented detached family home in sought-after village location within walking distance to Shepreth railway station.
- Plot extending to approximately 0.68 of an acre (not measured) and backing onto the River Shep.
- 4 double bedrooms.
- Spacious lounge, garden room, and conservatory.
- Large L-shaped kitchen/diner with adjoining utility.

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£850,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RYN110311



Property Ref:
RYN110311 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01763 242988



royston@williamhbrown.co.uk



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



williamhbrown.co.uk