



BROWN & CO

WEDGWOOD, PICKNAGE ROAD



-WEDGWOOD, PICKNAGE ROAD-

Barley | Hertfordshire | SG8 8HS

A substantial and well presented five bedroom detached residence occupying a peaceful and elevated position within this highly sought after village.

Property Highlights

Sought after village location - Substantial five bedroom detached home - Versatile accommodation - Peaceful and secluded rear garden - Ample off road parking - Five bedroom detached family home

House

Ground Floor: Entrance hall - Living room - Family room - Kitchen breakfast room - Utility room - Dining room - Study - Guest cloakroom

First Floor: Landing - Principal bedroom - En-suite shower room - Bedroom two - En-suite shower room- Bedroom three - Bedroom four - Bedroom five - Family bathroom

Total: 2467 sq. ft. (229 sq. m)



DETAILED DESCRIPTION

An impressive five bedroom detached residence situated within a sought after residential setting in the desirable village of Barley. The thoughtfully extended and modernised accommodation extends to approximately 2467 sq. ft. over two floors and is complemented by ample off road parking, a useful range of outbuildings, and a tranquil, secluded garden.

LOCATION

Barley is a highly regarded and picturesque village in North Hertfordshire, situated approximately 6 miles east of Royston and around 14 miles south west of Cambridge. The village is set within attractive rolling countryside on the Hertfordshire/Essex border and is particularly noted for its historic character and unspoilt rural setting.

Despite its tranquil position, Barley benefits from convenient transport connections. The nearby A10 and A505 provide access to Royston, Cambridge, and the wider road network, with onward routes to the M11 and A1(M). Mainline rail services are available from Royston and Audley End railway stations, both offering regular direct services to London King's Cross and Liverpool Street respectively, making the village suitable for those requiring access to the capital.

The village offers a select range of amenities, including a well regarded public house, village hall, parish church, and a primary school, together with local community facilities. More comprehensive shopping, dining, and leisure amenities are readily available in Royston and the surrounding market towns, as well as in Cambridge.

Barley is surrounded by open countryside, including stretches of undulating farmland and areas associated with the wider Chilterns landscape, providing excellent opportunities for walking, cycling, and outdoor recreation. A network of public footpaths and bridleways connects the village to neighbouring settlements and the surrounding rural environment.

Educational provision is well catered for, with Barley Church of England First School serving the village, while secondary education is available in nearby Royston and Buntingford. In addition, a wide selection of highly regarded independent schools can be found within reach, particularly in Cambridge and surrounding areas, including The Perse School, St Faith's, and The Leys.





ACCOMMODATION GROUND FLOOR

ENTRANCE HALL

Window to the front aspect, entrance door, stairs to the first floor, under stairs storage cupboards, wood effect flooring, doors to

LIVING ROOM

With window to the front aspect, French doors to the garden, wood burning stove with tiled hearth and wooden mantle over, wood effect flooring

FAMILY ROOM

With window to the front aspect, Hammonds fitted storage wall with range of cupboards and drawers and build in desk, wood effect flooring



KITCHEN BREAKFAST ROOM

With bespoke fitted kitchen featuring a range of eye and base level units and built in pantry cupboard, Minerva counter with undermounted sink and a half with chrome mixer tap over, inset induction hob with extractor hood over, integrated appliances include fridge freezer, dishwasher, chest level double oven, drinks fridge and microwave, island with breakfast bar, part tiled walls, tiled floors door to utility room, double door to dining room

UTILITY ROOM

With window to the rear aspect, unit with inset sink and drainer with chrome mixer tap, space and plumbing for washing machine, space for dryer and fridge freezer



DINING ROOM

With window to the front aspect, bespoke fitted drinks storage wall with selection of illuminated shelves and storage cupboards, wood effect flooring, wall mounted electric fireplace

STUDY

With window to the rear aspect, wood effect flooring

GUEST CLOAKROOM

With window to the rear aspect, contemporary suite comprising; low level wc with eco flush button and low level storage cupboard with inset sink with chrome mixer tap over, part tiled walls, tiled floor

FIRST FLOOR

LANDING

With doors to

PRINCIPAL BEDROOM

With window to the front and rear aspect, bespoke fitted Hammonds full height wardrobes, door to

EN-SUITE SHOWER ROOM

With window to the rear aspect, contemporary suite comprising; low level wc with hidden cistern and eco flush button, vanity unit with inset wash basin and chrome mixer tap over and large walk in shower with drencher head over, chrome heated towel rail, tiled walls, tiled floor

BEDROOM TWO

With vaulted ceilings and inset ceiling windows, eaves storage cupboards, loft access via hatch, bespoke fitted Hammonds wardrobes, door to

EN-SUITE SHOWER ROOM

With window to the rear aspect, suite comprising; low level wc with eco flush button, pedestal wash basin with chrome mixer tap over and curved glass and chrome shower enclosure, tiled walls, chrome heated towel rail

BEDROOM THREE

With windows to the front aspect, bespoke fitted Hammonds wardrobes and dressing table

BEDROOM FOUR

With window to the front aspect

BEDROOM FIVE

With window to the rear aspect

FAMILY BATHROOM

With window to the rear aspect, suite comprising; low level wc with eco flush, pedestal wash basin with chrome mixer tap over and panelled bath with shower over, tiled walls, chrome heated towel rail

OUTSIDE

The front of the property is approached via a walled opening from Picknage Road, leading to a generous gravel driveway. The front boundary is attractively defined by a well stocked flower bed incorporating a mature tree. Occupying an elevated position, the front garden features a selection of established shrubs, an electric car charging point, and steps rising to a covered entrance door.

The tranquil and secluded rear garden is fully enclosed and enjoys a southerly aspect. Predominantly laid to lawn, it offers a variety of seating areas including two patio terraces, one accessed from the kitchen and incorporating a brick built BBQ and pizza oven, and a further terrace accessed from the living room overlooking the pond. In addition, there is a decked area with hot tub and a shed/bar. The garden benefits from a pleasant leafy outlook to the rear and includes a range of outbuildings such as storage sheds and a greenhouse. Further features include external lighting and power points, outside taps, and gated side access.

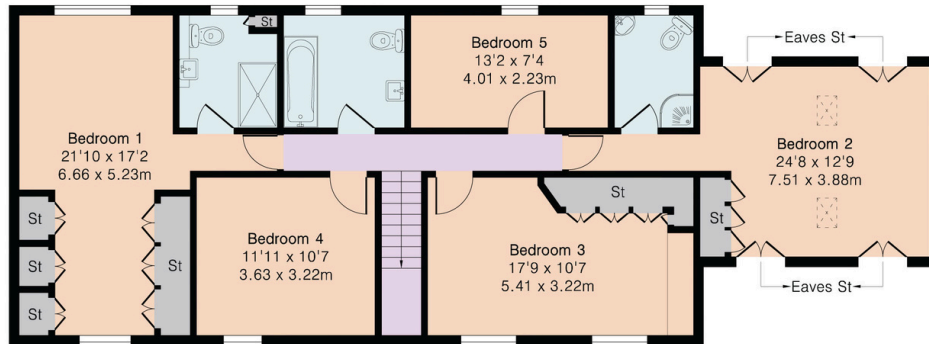




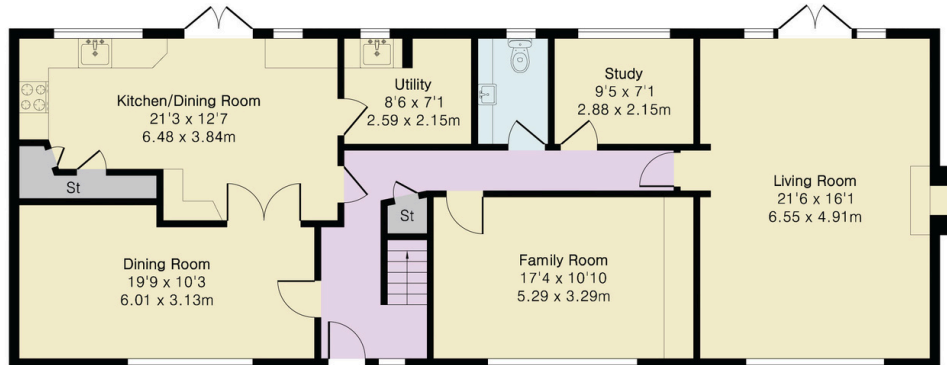
Approximate Gross Internal Area 2467 sq ft - 229 sq m

Ground Floor Area 1303 sq ft – 121 sq m

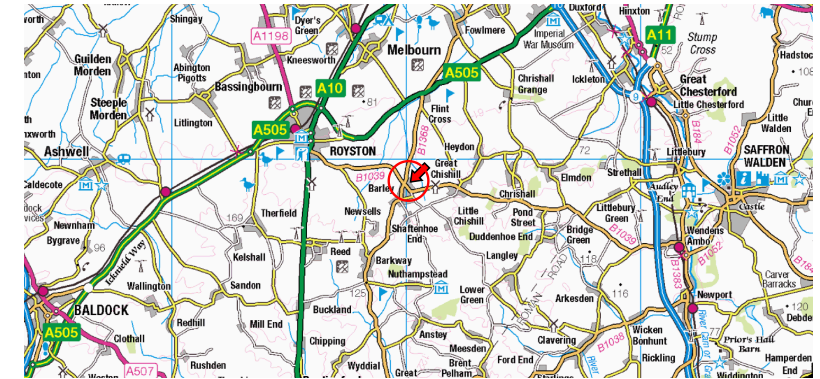
First Floor Area 1164 sq ft – 108 sq m



First Floor



Ground Floor



Tenure: Freehold

Services: Mains electricity, water and drainage, oil fired central heating.

Council Tax Band: G

EPC: D

Important Information Regarding the Property Title: Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register. The property is registered under Title Number: HD464396. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative.

Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

Viewing: Strictly by prior appointment through the selling agents Brown&Co.

Agents Note: A Material Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

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