



Bryan Bishop
and partners

High Street
Stevenage, SG2 7NU
Guide price £925,000



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this substantial detached period property in the extremely popular village of Walkern. Offering five bedrooms and three bathrooms with generous and flexible living space arranged over three floors, as well as a fabulous detached garden summer house/bar/games room, this wonderful house is presented in excellent order throughout, perfectly supporting your busy lifestyle as a modern family home yet cleverly retaining all of the charming period features.

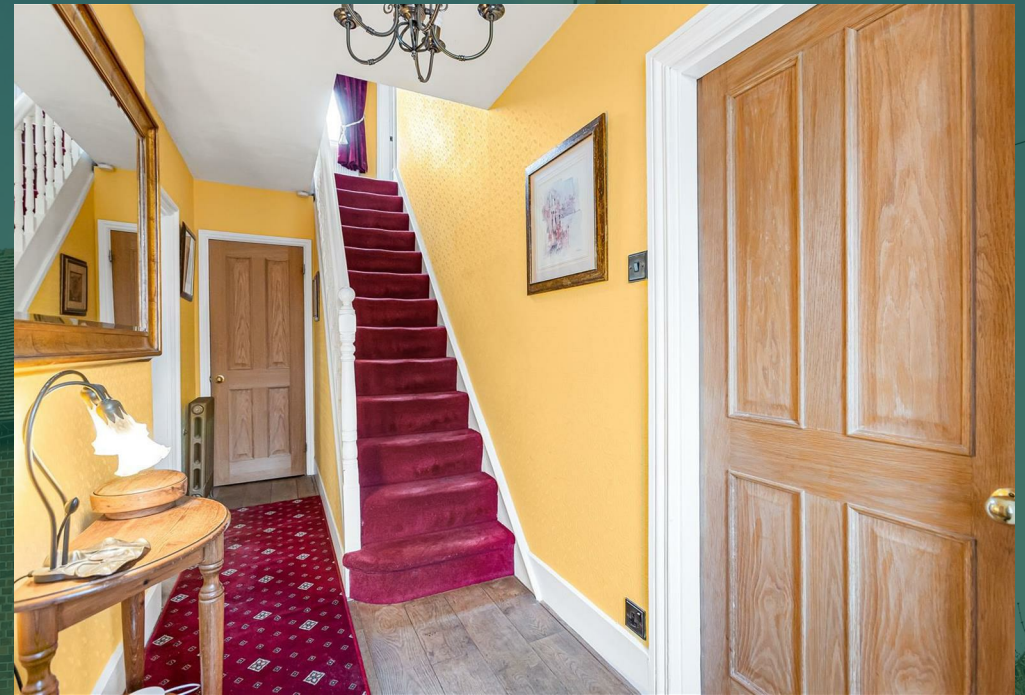
Accommodation:

The traditional front door is set within a useful protective recess and boasts two superb stained glass windows, topped by a matching stained glass window above. Original, authentic highlights such as this are found throughout the property and really celebrate the traditional craftsmanship and features that have been skillfully retained and preserved. Inside is a nice reception area which feeds through into the main entrance hall that extends back through the house, with doors leading to the dining room, kitchen/breakfast room and two entrances into the living room.

The living room is a large room by any measure at well over twenty-two feet long and is a wonderfully elegant space, with a large open fireplace, stunning full height bay windows to the front and decorative cornices surrounding the ceiling. There is a great flow around this property and this is typified by the living room, which has two separate doors out into the hallway as well as glazed double doors that open straight into the breakfast area of the very large kitchen. It makes the whole of the extensive ground floor space really usable on a day to day basis, and will prove itself absolutely invaluable when entertaining guests.

Across the hallway from the living room is the formal dining room, again benefiting from a large bay window overlooking the front garden that completely fills the room with natural daylight. The room is comfortably spacious enough for a substantial dining suite along with other occasional furniture, and is again blessed with a beautiful cast iron fireplace with an ornate wooden surround that offers a wonderful focal point as well as cosy winter warmth. A neat serving hatch links the dining room to the adjoining kitchen/breakfast room, a neat touch that becomes a real boon when serving food to family and friends.

The kitchen/breakfast room is very large indeed and follows an extended "L" shape as it flows along one side of the house then fully across the back. The majority of the wall space is fitted with a comprehensive array of bespoke wall and floor mounted cupboards that offer more than ample storage as well as a variety of appealing styles, incorporating open racking, shelving, glass fronted display units and a really useful breakfast bar, with the cabinets curving elegantly around the corner and continuing along towards the spacious breakfast area. A full range of premium branded appliances are integrated within the cabinets, with designated spaces planned in for larger freestanding items such as a fridge/freezer and a double width range style cooker. Despite its great size the room stays light and bright throughout the day thanks to the glazed french doors at the rear and three separate skylights set into the sloping, west facing, rear ceiling. This is another room that has been thoughtfully designed to help the flow around the house, with double doors in from the living room, a separate access directly from the hallway and glazed double doors opening out into the rear garden.







The kitchen is ably supported by a good sized utility/laundry room to the rear, which has a sink and fitted cupboards and is perfect for additional appliances such as a washing machine and dryer. Alongside the utility/laundry room is a well placed guest cloakroom.

At the centre of the rear of the house is a lovely sitting room that links from the rear of the kitchen/breakfast room. Ideally suited as a day lounge, but equally capable of fulfilling many other roles for you, the room is flooded in natural daylight and lovely garden views through two substantial windows set into the side walls that flank the fully glazed folding doors filling the back wall. A simply delightful room that displays all of the benefits of a conservatory without any of the drawbacks.

At the end of the generous garden is a large summer house with its own capacious decking terrace. Timber built and fully insulated, this is a fully practical room all year round and offers a myriad of uses; home gym, office, games room, playroom, teenage hang out space, arts and crafts studio, music room, guest bedroom - just too many to list! It is currently giving great service as a combined social space incorporating a fully fitted bar, dining area, casual seating and a games area. It is a wonderful addition to the property that really boosts the flexibility and adaptability, enabling the house to evolve with you as your needs change over time.

Up on the first floor is a pretty galleryed landing leading to three of the bedrooms, along with the family shower room. Two of the bedrooms are blessed with delightful ornate cast iron fireplaces, with one of them also having an en suite shower room. Further up on the second floor is a further bedroom plus a superb principal bedroom suite with windows to the front and back which enjoys a large en suite bathroom complete with bath and shower fitting above.

Exterior:

The house has enormous kerb appeal, with an imposing visual impact that underlines its quality and strong feeling of long term permanence. A useful off street parking area for multiple cars, which could be expanded if required, shares the attractive frontage with a lawn surrounded by low level hedges and flower beds. There is a useful gated side access from the front garden into the rear, which is fully enclosed and secure so ideal for pets and children. The large west facing rear garden has a substantial paved patio that runs right across the rear of the house encircling the various access points into the kitchen and dining room as it does so and providing ample space for outdoor casual seating and dining furniture. Two paved steps lead up from the patio, passing an ornamental pond and flower beds along the way, before reaching the extensive lawn that extends away to the summer house at the far boundary. The garden enjoys a wonderful open aspect all around, with borders of mature shrubs and bushes and the occasional specimen tree dotted along its length. To the side of the summer house is a nice collection of storage and potting sheds, all in great condition and ideal for keeping garden equipment and furniture clean and dry over winter, and big enough for a workshop facility if so desired.

Location:

This property is perfectly placed within the pretty village of Walkern, with its pub, village shop, primary school, church and sports club. The location offers a terrific blend of countryside setting yet within a few minutes drive of Stevenage to the west, with its comprehensive shopping, entertainment and transport links north and south by mainline train and the A1(M)





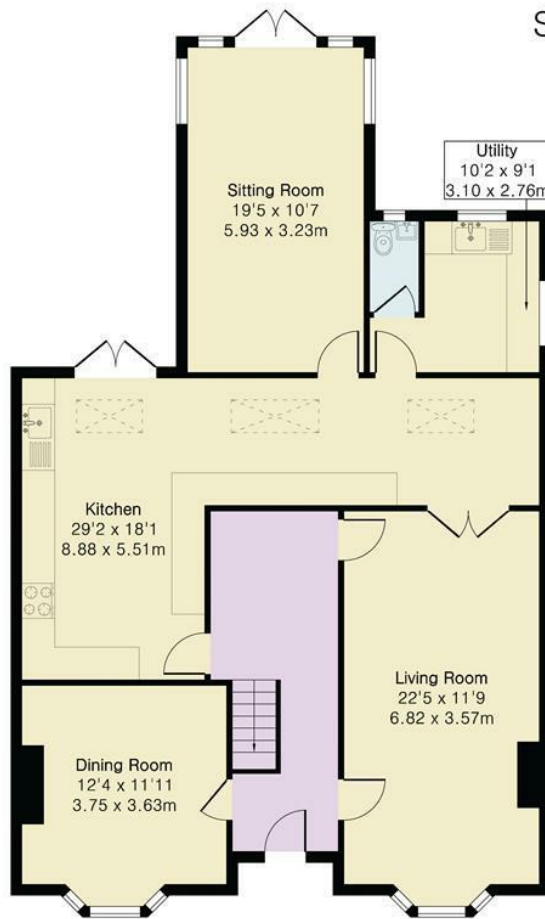
**Approximate Gross Internal Area 2482 sq ft - 230 sq m
(Excluding Outbuilding)**

Ground Floor Area 1246 sq ft – 116 sq m

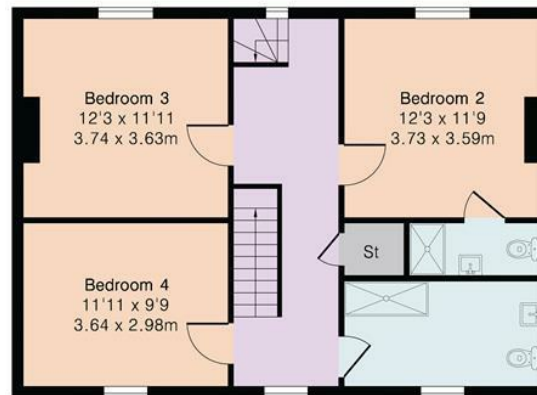
First Floor Area 683 sq ft – 63 sq m

Second Floor Area 553 sq ft – 51 sq m

Outbuilding Area 237 sq ft – 22 sq m



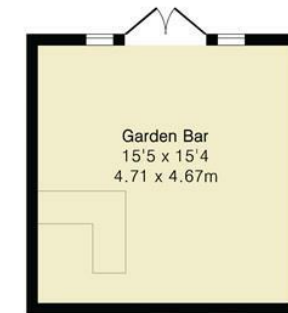
Ground Floor



First Floor



Second Floor



Outbuilding

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	78
England & Wales		
EU Directive 2002/91/EC		









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