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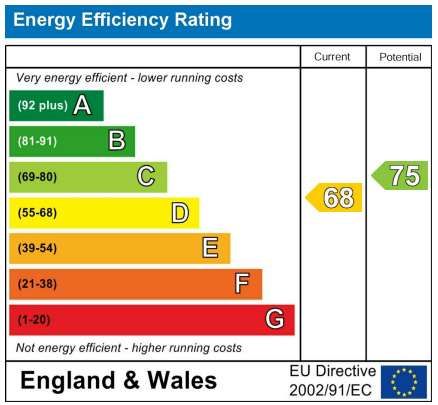


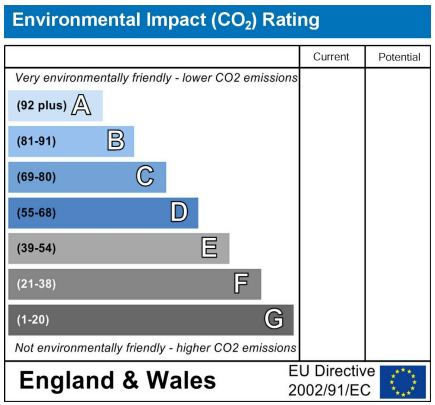
16 Owles Lane, Buntingford, SG9 9JA

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Price £1,090,000

- Exceptional four bedroom detached home with self-contained two bedroom annex
- High-specification finish throughout
- Gated entrance with parking for up to ten vehicles
- Stunning vaulted kitchen/dining room with bi-fold doors
- Three versatile reception rooms including office and snug
- Principal bedroom with Juliette balcony and ensuite
- Ideal for multi-generational living
- Landscaped low-maintenance garden designed for entertaining
- Solar panels, battery storage and air source heat pumps
- EV charging point





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IWestates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national

16 Owles Lane, Buntingford, SG9 9JA

Price £1,090,000

Set within a beautifully landscaped plot of approximately 0.20 acres, this exceptional four bedroom detached residence with a self-contained two bedroom annex offers an outstanding blend of luxury, versatility and energy-efficient living, all set behind a gated entrance on the sought-after Owles Lane in Buntingford.

Finished to a high specification throughout, the property centres around a stunning vaulted kitchen/dining room with a central island and bi-fold doors opening onto the garden. A spacious sitting room with contemporary wood-burning stove, snug, home office and utility room provide excellent living space for modern family life.

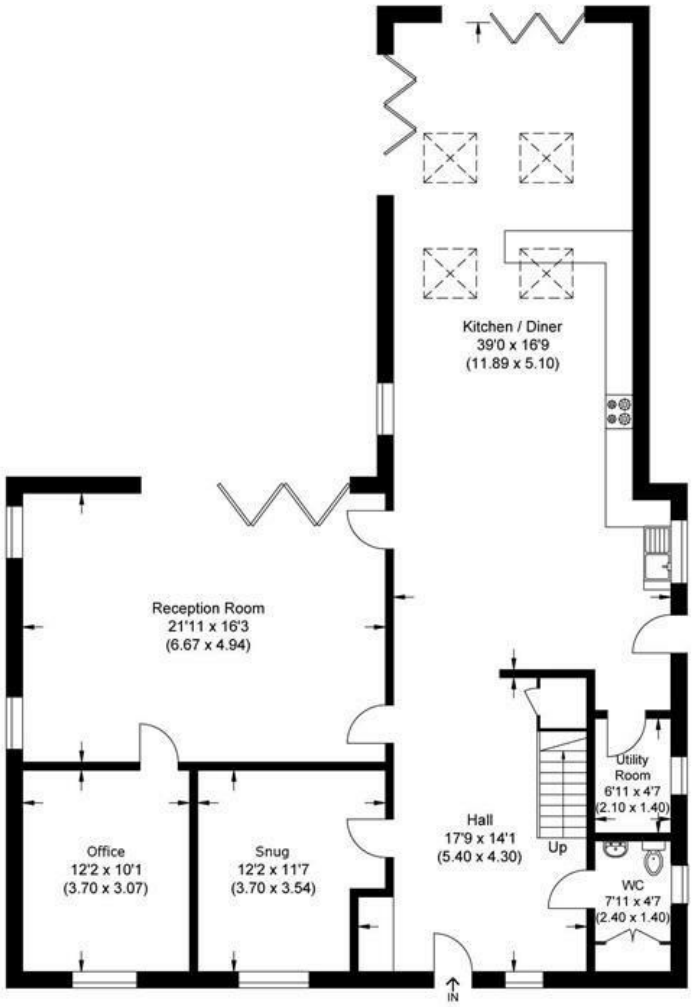
Upstairs, there are four generous bedrooms, including an impressive principal suite with Juliette balcony and ensuite, together with a stylish family bathroom.

The detached annex provides superb accommodation for multi-generational living, comprising an open-plan kitchen, living and dining area, two bedrooms and a modern shower room.

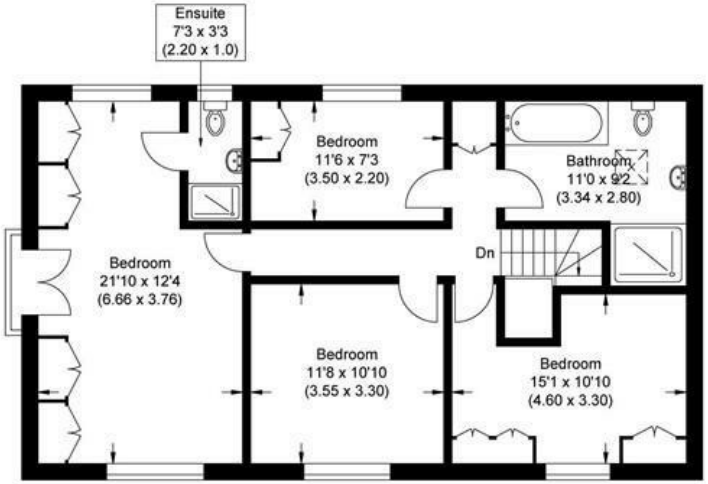
The low-maintenance landscaped gardens create a wonderful holiday-like setting, ideal for entertaining and family gatherings. Further benefits include parking for up to ten vehicles, an EV charging point, solar panels, air source heat pump, electric radiators and underfloor heating to the kitchen and bathrooms.

A superb family home offering flexible accommodation, exceptional entertaining space and a seamless flow throughout, perfectly suited to those seeking their forever home.

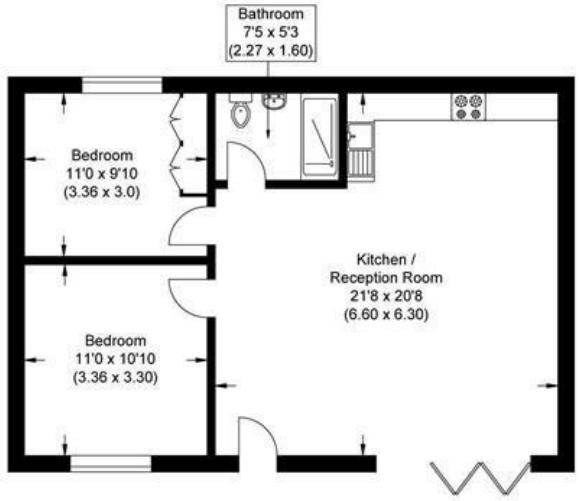
Approximate Gross Internal Area
222.14 sq m / 2391.09 sq ft
(Excludes Annexe)
Annexe Area 65.33 sq m / 703.20 sq ft



Ground Floor



First Floor



Annexe

Illustration for identification purposes only, measurements are approximate, not to scale.

Entrance Hall
A spacious and welcoming entrance hall setting the tone for the rest of the home. The hallway flows seamlessly through to the impressive open-plan kitchen/dining room, with doors leading to the cloakroom, snug and sitting room. Turning solid oak staircase rising to the first floor. Window to front aspect. Radiator. Wood-effect flooring.

Cloakroom
Fitted with a vanity unit incorporating a wash hand basin and low-level flush WC. Tiled splashback and wall-mounted mirror. Obscure glazed window to side aspect. Ladder-style heated towel rail. Wood-effect flooring. Built-in storage cupboard providing space for coats and shoes, whilst also housing the consumer unit, solar panel inverter and battery storage system.

Snug
A versatile reception room, ideal as a snug, playroom or additional sitting room. Window to front aspect with radiator beneath.

Sitting Room
A beautifully proportioned reception room enjoying an abundance of natural light from bi-fold doors opening onto the rear garden and two windows to the side aspect. A contemporary wood-burning stove creates an attractive focal point, making this a wonderful space for both relaxing and entertaining. Two radiators. Door leading to:

Office
An ideal home office, perfectly suited to remote working. Window to front aspect with radiator beneath. Also housing the internet connection point together with the alarm and CCTV control systems.

Kitchen / Diner
Undoubtedly the heart of the home, this impressive open-plan space is perfectly designed for modern family living and entertaining. The kitchen is fitted with an extensive range of contemporary gloss grey wall and base level units complemented by quartz worktops. A substantial central island provides additional storage and preparation space, incorporating a wine chiller and breakfast seating area.

Integrated appliances include two electric ovens, coffee machine, proving drawer, dishwasher and induction hob with extractor hood over. One-and-a-half bowl sink with chrome mixer tap and drainer seamlessly inset into the quartz worktop. Built-in bin cupboard and space for an American-style fridge/freezer.

The dining area is an exceptional entertaining space, featuring two sets of bi-fold doors which open almost the entire rear of the property onto the landscaped garden, creating a seamless connection between the indoor and outdoor living areas.

The room is further enhanced by a striking vaulted ceiling with Velux windows, flooding the space with natural light. Wood-effect flooring with underfloor heating. Window to side aspect, door to the side passage and three radiators.

Utility Room
Fitted with wall and base level units providing useful additional storage and workspace. Built-in microwave. Space and plumbing for a washing machine and tumble dryer. Window to side aspect. Wood-effect flooring.

Built-in cupboard housing the Ariston air source heat pump hot water cylinder and associated controls, with ventilation to the external wall.

First Floor

Landing
A bright and spacious landing illuminated by a Velux window. Bespoke built-in linen cupboard providing useful storage. Access to a limited loft space. Doors leading to all bedrooms and the family bathroom.

Bedroom One
A superb principal bedroom enjoying a dual aspect with windows to the front and rear, together with French doors opening onto a Juliette balcony to the side aspect. Bespoke fitted wardrobes and drawer units provide excellent storage. Two radiators. Door leading to:

Ensuite Shower Room
Fully tiled and fitted with a low-level flush WC and vanity unit incorporating a wash hand basin. Shower enclosure with folding glazed door, drench shower head and separate handheld attachment. Heated towel rail. Obscure glazed window to rear aspect. Extractor fan. Underfloor heating.

Bedroom Two
Double bedroom fitted with bespoke wardrobes and drawer units providing storage. Window to front aspect. Radiator.

Bedroom Three
Double bedroom fitted with bespoke wardrobe and drawer units providing storage. Window to front aspect. Radiator.

Bedroom Four
Bedroom fitted with bespoke clothes storage. Window to rear aspect. Radiator.

Four Piece Bathroom
A modern four-piece family bathroom, fully tiled and fitted with a Jacuzzi bath with shower attachment, low-level flush WC and vanity unit incorporating a wash hand basin with wall-mounted mirror above. Double-length walk-in shower featuring a ceiling-mounted rainfall shower and separate handheld attachment. Ladder-style heated towel rail. Velux window. Extractor fan. Underfloor heating.

Outside

Front

Driveway
Accessed via electric double gates, the property offers an extensive driveway providing off-road parking for up to ten vehicles. Further benefits include an EV charging point with provision in place for an additional charger, CCTV and security lighting. Side access is provided via a secure gate leading to the rear garden. Composite multi-lock front door with frosted glazed side panels leading to:

Rear Garden
Designed with entertaining and ease of maintenance in mind, the landscaped rear garden enjoys a large patio adjoining the property, providing seating and dining areas accessed directly from the bi-fold doors. An artificial lawn is complemented by two established apple trees, whilst raised borders planted with mature shrubs frame the garden beautifully.

Power has been installed in two locations suitable for a hot tub. External speakers provide the opportunity for outdoor music, creating a wonderful space for social gatherings and summer entertaining. Security lighting surrounds the property. Side access to front.

Annex
A superb addition to the property, offering fully self-contained accommodation ideal for multi-generational living, independent family members, guest accommodation or those working from home. Finished to a modern standard throughout, the annex comprises an open-plan living, dining and kitchen area, two bedrooms and a contemporary shower room.

The versatile layout provides excellent flexibility whilst remaining separate from the main residence, making it a valuable extension of the accommodation on offer.

Front
Composite decking provides an attractive seating area to the front of the annex, creating a pleasant space to sit and relax. Large timber shed providing useful external storage.

Open Plan Kitchen / Living
Composite front door leading into a bright and versatile open-plan living space. Bi-fold doors open onto the composite decked seating area, creating a seamless connection between the indoor and outdoor spaces. Wood-effect flooring. Two radiators.

The kitchen is fitted with a range of wall and base level units complemented by quartz worktops. Integrated appliances include a single oven, microwave, fridge/freezer, dishwasher and induction hob with extractor hood over. One-and-a-half bowl sink and drainer inset into the quartz worktop with chrome mixer tap.

Also housing the consumer unit and air circulation system.

Bedroom One
Double bedroom with window to front aspect. Radiator. Freestanding wardrobe included.

Bedroom Two
Bedroom with window to rear aspect. Radiator. Built-in storage cupboard.

Shower Room
Fully tiled and fitted with a double walk-in shower featuring a drench shower head and separate handheld attachment. Low-level flush WC and vanity unit incorporating a wash hand basin with wall-mounted mirror above. Heated towel rail. Extractor fan.

Agents Note
The solar panel system is connected to a battery storage unit, allowing generated electricity to be stored for use within the property rather than being exported back to the grid.

The property benefits from a three-phase electrical supply fed from a single meter. A Wi-Fi booster has been installed within the annex to enhance connectivity.

Heating and hot water are provided via Ariston air source heat pump systems, offering an energy-efficient and environmentally conscious solution designed to reduce running costs.

Buyers should be aware that a proposed Wheatley Homes development is planned to the side and rear of the property. Access to the development is proposed from London Road and not from Owles Lane. At the time of writing, the site is undergoing archaeological investigations.

Council Tax band: E
CCTV
Alarm
The Annex EPC: D
Freehold






























































AEG









