



PUTTERILLS

EST. 1992

Bryjohn, Heath Road, Gamlingay SG19 2JD
Guide price £950,000

A stunning detached residence extending to approximately 3300 square feet in a plot of 0.58 of an acre with superb views.

A substantial brand new detached residence with open views with a plot totalling 0.58 of an acre. The accommodation extends to 3300 square feet and provides versatile living space including two reception rooms, a stunning open plan kitchen/dining room with utility room off. All the bedrooms have en-suite bathroom or shower and dressing rooms. All rooms are generous proportions and the master bedroom is simply huge. The property has been built to an extremely high standard including oak doors and staircase, quality kitchen and bathroom suites and bi-folding doors from the kitchen/dining room onto the garden. Externally there is a generous size plot with views over some of Bedfordshire's finest countryside. A large garage measuring 37'10" x 20' with a first floor room above. This room would be an ideal office or games room.

LOCATION

The village of Gamlingay is situated approximately 17 miles west of Cambridge. It has a thriving community with plenty of local amenities including post office, pharmacy, several grocery stores, a Middle School and Gamlingay village college. There is also a primary school which is the catchment for the high achieving and popular village college providing sixth form and further education. The village has good access to the A1 and M11 while the nearby towns of Sandy and Biggleswade provide a mainline rail service to London's Kings Cross. Cambridge which has

popular shopping, leisure and cultural facilities is also within easy reach.

RECEPTION HALLWAY

Vaulted ceiling. Oak staircase to first floor. Underfloor heating.

CLOAKROOM

SITTING ROOM 16'11" x 13'7"

Bi-folding doors. Underfloor heating.

STUDY 13'3" x 10'10" (4.04m

Under floor heating.

KITCHEN/DINING ROOM

Bi folding doors to garden with views overlooking countryside. Quality fitted kitchen including a central island and wall cupboard space. Range style

cooker with extractor over. Integrated dishwasher and fridge/freezer. Underfloor heating.

UTILITY ROOM 10'11" x 5'6"

Underfloor heating.

BEDROOM THREE 17'8" X 17'

Under floor heating. Walk in dressing area.

EN-SUITE SHOWER ROOM

Quality suite.

BEDROOM FOUR 16'10" x

Walk in dressing area. Underfloor heating.

EN-SUITE SHOWER ROOM

Quality suite.

FIRST FLOOR

GALLERIED LANDING

Overlooking reception area.
Leading to:

MASTER BEDROOM SUITE

Leading to:

DRESSING AREA 10'11" x 7'

EN-SUITE BATHROOM 10'10"

A beautiful four piece suite comprising double ended bath, double width with shower cubicle, wash hand basin and wc.

BEDROOM TWO 20'1" x 14'7"

WALK IN DRESSING AREA

EN-SUITE SHOWER ROOM

EXTERNALLY

Double driveway providing parking for numerous vehicles leading to:

DETACHED GARAGE 37'10" x

OFFICE/GAMES ROOM

GARDEN

Mainly laid to lawn with patio area and breathtaking views over open countryside.

TENURE

Freehold

EPC

EER: C

FLOORPLAN DISCLAIMER

Floorplans are provided for guidance only. They are not to scale and must not form any part of a legal contract or be reproduced without the written consent of a partner of Putterills.

VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

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MONEY LAUNDERING

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



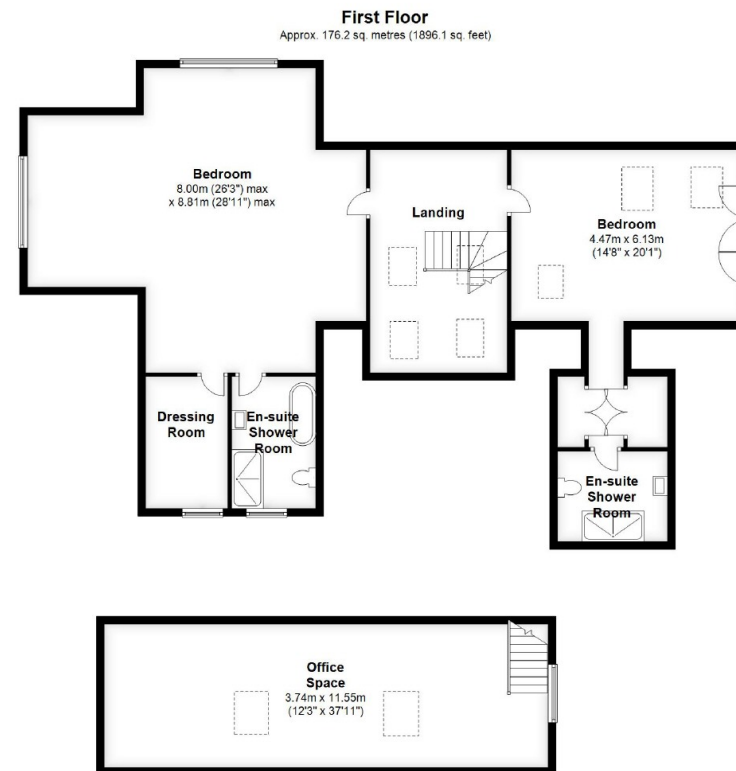












Total area: approx. 358.9 sq. metres (3863.2 sq. feet)