



PUTTERILLS

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6 Rooks Nest Farm Barns, Weston Road
Stevenage SG1 4XS

£659,995

STRIKING BARN STYLE FOUR BEDROOM HOME ENJOYING UNRIVALLED VIEWS OVER FORSTER COUNTRYSIDE WITHIN WALKING DISTANCE OF THE HISTORIC OLD TOWN.

A deceptively spacious, well presented four bedroom barn conversion style home built using a green oak exposed timber frame forming part of this select gated courtyard development of similar homes situated at the head of a leafy lane within a conservation area on the outskirts of Stevenage with stunning panoramic far reaching views over the surrounding Forster countryside. The barn is beautifully presented featuring an abundance of period style features whilst offering all the conveniences of modern day living blending character with contemporary detail. The accommodation comprises a stunning reception hallway with vaulted ceiling with galleried landing above, downstairs cloakroom/wc, a most impressive open-plan main living area with feature lime mortared brick built inglenook style fireplace with wood burning stove, substantial Orangery doubling up as a formal dining room, generous kitchen/breakfast room, first floor galleried landing leading to four generous bedrooms offering an excellent degree of practicality with built-in wardrobes, the master bedroom featuring a substantial dormer window with far reaching views over the surrounding countryside, with a walk-in wardrobe leading to an en-suite shower room. There is an attractive private wrap-around landscaped rear garden designed to complement and enhance the property taking full advantage of the stunning aspect with far reaching panoramic views over the surrounding countryside. Further practical benefits include sealed unit double glazed windows, gas fired central heating and the addition of two covered car parking spaces in the central courtyard opposite the front door. Whilst enjoying a semi-rural location, the property is conveniently located within walking distance of the historic Old Town High Street and mainline railway station. Viewing highly recommended.

LOCATION

Stevenage comprises both the New and Old Towns and is close to the A1M. The Historic High Street in the Old Town offers a good selection of shops, a Waitrose and Tesco Express supermarket, cafés/restaurants, public houses, public library, local Schools and a bank. There are more comprehensive shopping facilities in the nearby New Town with Schools, a Leisure Complex, Theatre and Arts Centre and Stevenage mainline train station with fast regular trains to London Kings Cross (23 mins).

THE ACCOMMODATION COMPRISES

Sealed unit fully glazed front dor with full height side windows opening to:

RECEPTION HALLWAY 3.35 x 2.27 (11'0" x 7'5")

An impressive introduction to this individual home featuring a double height vaulted ceiling with views to the galleried landing above, exposed oak

frame, stylish wooden grain effect flooring, a traditional school style column radiator, braced and latched wooden panelled internal doors opening to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc and a vanity hand wash basin, continuation of wooden effect flooring and radiator.

UTILITY ROOM 4.14 x 1.94 (13'7" x 6'4")

Fitted with a range of cream base and eye level units finished with rolled edge work surfaces with an inset stainless steel sink unit with mixer tap. Space and plumbing for washing machine and tumble dryer, wall mounted gas fired boiler, radiator, terracotta style tiled flooring, stable door opening to the garden with a Velux sealed unit double glazed window to the front elevation.

MAIN LIVING AREA 6.51 x 6.04 (21'4" x 19'10")

A most impressive open-plan main living area featuring a lime mortared brick built inglenook style fireplace with substantial oak bessemer with an inset wood burning stove, continuation of stylish wooden grain effect flooring, exposed green oak frame and wall timbers, downlighters, TV point, two radiators, glazed double doors opening to the Orangery/dining room, sealed unit double glazed window to the rear elevation and sealed unit double glazed french doors opening to the rear garden.

ORANGERY / DINING ROOM 5.68 x 3.04 (18'8" x 10'0")

An impressive versatile room, currently used as a dining room, of Georgian style sealed unit double glazed hardwood construction with exposed brickwork, terracotta style ceramic tiled flooring with sealed unit double glazed windows to both the rear and side elevations with views over the garden and surrounding countryside.

KITCHEN / BREAKFAST ROOM 5.00 x 3.01 (16'5" x 9'11")

Fitted with a comprehensive range of solid beech base and eye level units and drawers finished with wooden butchers block effect square edge work surfaces with an inset double ceramic Belfast sink with a counter mounted antique style chrome mixer tap complemented by terracotta floor tiles and tiled splashbacks, exposed green oak frame and downlighters. A range of appliances including an integrated fridge/freezer, dishwasher and a substantial stainless steel and glazed range oven incorporating a gas hob with stainless steel splashback and extractor canopy above.

FIRST FLOOR GALLERIED LANDING

Spacious first floor galleried landing with further exposed timbers and sealed unit double glazed picture windows to the front elevations. Doors to:

BEDROOM ONE 4.13 x 3.24 (13'7" x 10'8")

Measurements include a substantial sealed unit double glazed dormer window to the rear elevation with far reaching panoramic views over the garden and surrounding Forster countryside. Radiator, exposed timbers with a feature door with triangular pediment opening to:

WALK-IN WARDROBE / DRESSING ROOM

Featuring a range of built-in shelving and hanging rails with a door to:

EN-SUITE SHOWER ROOM

Fitted with a white three-piece suite comprising a low level wc, pedestal hand

wash basin and walk-in corner cubicle with fitted shower, oak effect flooring, shaver point, extractor fan and chrome heated towel radiator.

BEDROOM TWO 3.54 x 2.36 (11'7" x 7'9")

A further double bedroom with exposed green oak frame, Velux style window to the rear elevation and radiator. Measurements include a built-in double wardrobe.

BEDROOM THREE 3.88 x 3.55 (12'9" x 11'8")

A further double bedroom with exposed green oak frame, Velux style window to the rear elevation and radiator. Measurements exclude a built-in double wardrobe.

BEDROOM FOUR 3.40 x 2.48 (11'2" x 8'2")

Currently used as a study with exposed green oak frame, Velux style window to the rear elevation and radiator. Measurements exclude a built-in double wardrobe.

FAMILY BATHROOM 2.30 x 2.02 (7'7" x 6'8")

Fitted with a white three-piece suite comprising a low level wc and wash hand basin with traditional chrome sanitaryware and tiled splashback with useful decorative shelf above, panelled bath with continuation of traditional sanitaryware with feature recessed detailing affording useful storage areas. Part tiled walls, tiled floor, chrome heated towel rail and sealed unit double glazed window to the front elevation.

OUTSIDE

FRONT

The property is approached via an electrically operated wrought iron gate with a driveway leading to the central courtyard with a timber framed covered parking area providing two off-road parking spaces.

REAR GARDEN

A particular feature of the property is the landscaped wrap-around rear garden with a raised wooden entertaining deck to one corner providing glorious panoramic views over the surrounding Forster countryside. The majority of the remaining garden is laid predominantly to lawn with a number of mature shrubs and specimen trees enhancing the private nature of the location. Block paved and wooden terrace backing onto the main living area with raised wooden beds beyond. Gated access to the front of the property.

AGENTS NOTE

There is an annual maintenance charge for the upkeep of the communal areas and entrance gate of approximately £360.00 per year.

TENURE AND COUNCIL TAX

The Tenure is FREEHOLD.

The Council Tax Band is "F" and the amount payable for the year 2018/19 is £2,439.55.









