



PUTTERILLS

est. 1992

The Chapel, 57 High Road, Shillington, SG5 3LP
Guide price £750,000

A beautiful former Chapel with spacious accommodation in this sought after village

The Chapel is a stunning converted former Wesleyan chapel with spacious accommodation extending to over 3000 square feet. Features include a superb kitchen/ breakfast area, which has been carefully designed with glass bi-folding doors opening onto the open plan living area which is the heart of the home. To the first floor there are five generous bedrooms and three bathrooms. Externally, there is a garden, and off-road parking for two cars.

At the northeast edge of the Chiltern Hills, an area of outstanding natural beauty, stands Shillington, a traditional English village that dates back more than 1000 years. Set high above the verdant countryside that rolls away in all directions the village and its 750 year old church can be seen for miles around. This peaceful, idyllic village has a true sense of community and an active social scene. Two well regarded pubs serve good food and drink and two village shops serve almost every need. Almost 30 miles of footpath intersect and surround the village and, listening to the variety of birdsong, it's hard to believe you are just 20 minutes from international travel via Luton Airport or the M1 motorway. The historic market town of Hitchin is just four miles away and, from there, it's just a 30 minute train journey to London Kings Cross.

LOUNGE/DINING ROOM 38' 1" x 35' 7" max (11.58m x 10.85m)

KITCHEN 22' 10" x 12' 5" (6.96m x 3.78m)

SNUG/LOUNGE 16' 8" x 12' max (5.08m x 3.66m max)

STUDY 12' 5" x 8' 4" max (3.78m x 2.54m max)

UTILITY ROOM 11' 1" x 7' 1" (3.38m x 2.16m)

BOOT ROOM 7' 2" x 6' (2.18m x 1.83m)

FIRST FLOOR

MASTER BEDROOM 19' 2" x 11' 3" max (5.84m x 3.43m max)

EN-SUITE 8' 6" x 6' 2" max (2.59m x 1.88m)

BEDROOM TWO 22' 8" x 10' 8" max (6.91m x 3.25m max)

BEDROOM THREE 22' 8" x 8' 10" max (6.91m x 2.69m max)

BEDROOM FOUR 22' 8" x 9' 3" (6.91m x 2.82m)

JACK & JILL EN-SUITE 8' 6" x 6' 5" (2.59m x 1.96m)

Shared between bedrooms four and five

BEDROOM FIVE 15' 10" 8' 8" (4.83m x 2.64m)

FAMILY BATHROOM

TENURE

Freehold

EPC

EER: C

FLOORPLAN AND BROCHURE DISCLAIMER

All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

VIEWING INFORMATION

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

SANDS FINANCIAL MANAGEMENT

We offer impartial, whole of market mortgage advice and insurance products from a selected panel of providers. So whether you are a first-time buyer, buying to let or moving house, we will help you find the best deal. Please contact us on 01462 632222.

MONEY LAUNDERING REGULATIONS

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.





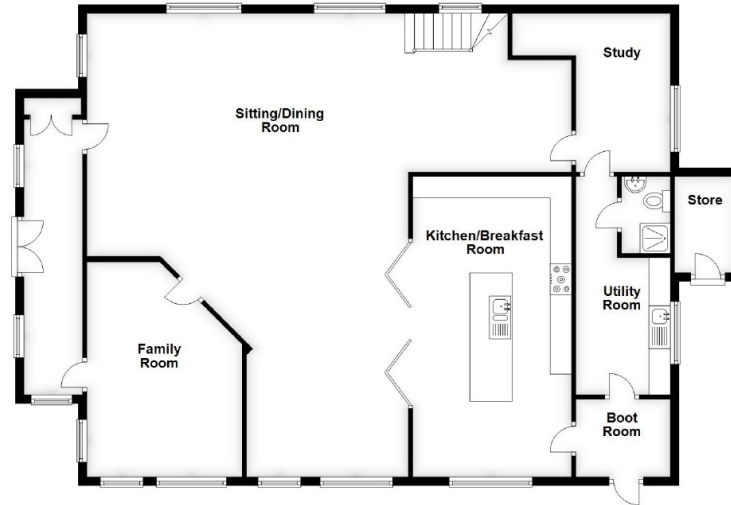








Ground Floor



First Floor

