



PUTTERILLS

est. 1992

Arlesey Road, Henlow, SG16 6DD  
**Offers in excess of £800,000**



## A substantial individual detached residence in a generous plot of 0.3 of an acre with large annexe/office facilities.

The lodge is superbly situated in a delightful private setting with no near neighbours and yet only a short walk to Arlesey train station and giving excellent access to nearby towns and villages. The main residence comprises generous entrance hall with cloakroom off, exceedingly large sitting room perfect for large families or when entertaining, the kitchen/dining room is currently used as a kitchen/snug showing the versatility of accommodation on offer and the utility room is again a generous size and is of timber construction. To the first floor there is a family bathroom, four double bedrooms, bedroom one with en-suite shower room. To the rear of the plot sits a substantial annexe/office/workshop giving numerous possibilities. The building was originally built as an annexe but is currently used as offices but offers potential for all of these things as well as a potential separate dwelling (subject to planning permission being obtainable). The owner has recently purchased some additional land making the total plot extend to 0.3 of an acre. The driveway is accessed via a remote controlled electric gates leading to a very large driveway providing off road parking for 10 plus cars. Whilst the property sits on its own between the village of Henlow and Arlesey, it is only a short walk to Champneys Health Spa and Henlow Village.

Located at the edge of the sought-after village of Henlow which is situated on the borders of Hertfordshire and Bedfordshire, 6.7 miles from Hitchin, just 6.3 miles from Letchworth Garden City, and 13 miles from Bedford. Arlesey railway station is easy cycling and walking distance away at only 0.3 miles and has ample parking if driving to the station. Henlow has two highly regarded schools, three pubs including the gastro' Crown Public House and the award-winning real-ale Engineers Arms, and numerous parks and open spaces popular with families and dog-walkers alike. Henlow plays host to a wide variety of sports clubs and facilities, children's activities and clubs, and social events including a bi-annual summer ball. The village has a number of local shops and businesses including a dog groomers, post office, hairdressers, Champneys health spa, and Lakeside fishing centre. For those wishing to explore the countryside there is a wide variety of bridleways and walks linking Henlow to neighbouring villages.

### ENTRANCE PORCH

### HALL

### CLOAKROOM

**SITTING ROOM 26'7" x 23'4" max**  
(8.10m x 7.11m max)

**KITCHEN/DINING ROOM 26'6" x 12'10"**  
(8.08m x 3.91m)

**UTILITY ROOM 16' x 8'3" (4.88m x 2.51m)**

### FIRST FLOOR

**BEDROOM ONE 11'11" x 10'11" (3.63m x 3.33m)**

**EN-SUITE 7'6" x 4'9" (2.29m x 1.45m)**

**BEDROOM TWO 15'1" x 11'9" (4.60m x 3.58m)**

Measurement goes to back of wardrobe.  
Measurement to front of wardrobes is 13'

**BEDROOM THREE 13'x 11'5"max (3.96m 3.48m)**

**BEDROOM FOUR 11'11" x 11'3" (3.63m x 3.43m)**

**FAMILY BATHROOM 10'1" x 6'8" (3.07m x 2.03m)**

### EXTERNALLY

**WORKSHOP 28'3" x 14'9" max (8.61m x 4.50m max)**

### ANNEXE/OFFICE

**ROOM ONE 18'10" x 17'11" (5.74m x 5.46m)**

**ROOM TWO 18'10" x 10'1" (5.74m x 3.07m)**

**SHOWER ROOM 6'8" x 5'10" (2.03m x 1.78m)**

### DRIVEWAY

**GARDENS 96' X 89' (29.26m X 27.13m)**  
Total Plot 0.3 of an acre.

### TENURE

Freehold

### EPC

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### 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.

### 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.





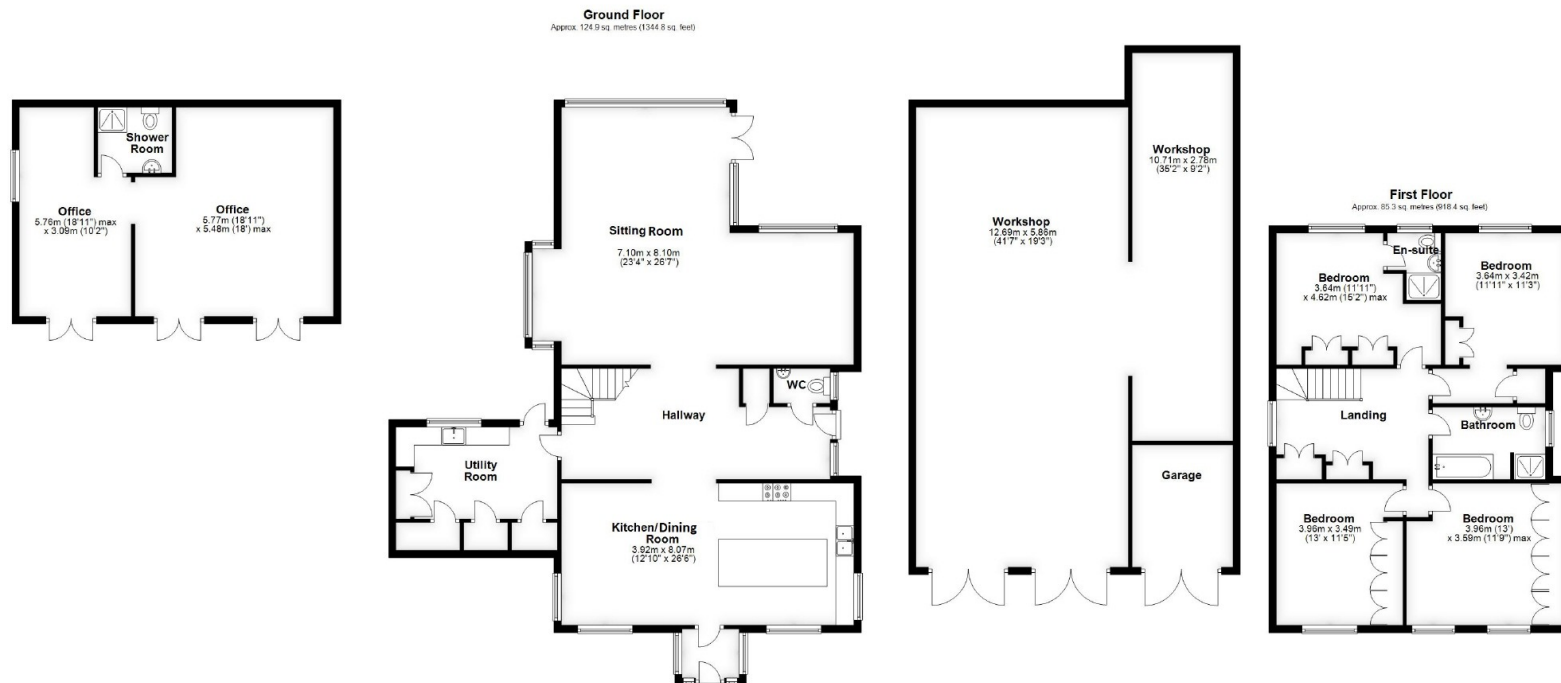












Total area: approx. 210.3 sq. metres (2263.2 sq. feet)