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Blagrove, Green End, Sandon, Buntingford, SG9 0RL

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Offers In Excess Of £1,500,000

Green End is a charming small hamlet forming part of the village of Sandon in north east Hertfordshire, close to its borders with Essex and Cambridgeshire. It lies about 5 miles south of Royston which provides a wide range of facilities. Buntingford, Baldock and Stevenage are all also within easy reach as are the A10, A505 and A1M. Mainline railway stations are to be found in Royston, Ashwell, Baldock and Stevenage.

- Plenty of character and charm throughout with exposed beams and open fireplaces.
- Stunning four aspect sitting room, former barn.
- Large dual aspect kitchen breakfast room with feature island and ever hot range.
- Large dual aspect garden room with twin french doors opening onto sun terrace.
- Four further reception rooms.
- Master bedroom suite with large dressing room and en suite bathroom.
- Guest suite dedicated en suite shower room. Three further bedrooms with refitted family shower room.
- Stunning gardens with sunken sun terrace and Loggia (covered verandah).
- Large detached garage and three loose boxes and tack room.
- Paddock.

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PROPERTY OVERVIEW

The oldest part of the house was erected in 1760 as a two up & two down around a central chimney. It was thatched down to first floor ceiling height. Sometime in the interim a lean-to was erected to the SE as a kitchen (with door to the front garden) and what was known as the virgin's bedroom above (now the Study and Guest Bedroom with en suite) and another lean-to to the SW of what is now the dining room. Around the 1930s the front of the house was lifted with brickwork, sash windows were fitted and the roof to that elevation slated. The Kitchen, Breakfast Room, and Utility Room, with the family Bathroom, Airing Cupboard, Bedrooms 4 and 5 above, were added in the 1970s.

The property changed hands in 1975 and the then owners removed the kitchen door to what is now the study and fitted a window there, installed a front door central to the sash windows flush to the brickwork, fitted a dormer window to the SW of Bedroom 2, a Georgian window to the SW elevation of the Dining Room and changed the thatch to peg-tiles. They connected the modern kitchen to the older part by removing the old 1760 stairs and linking the landings of the two periods. At the same time they added a matching peg-tile roof to draw the two parts together more harmoniously.

In about 1979, the studwork in the dining room between the lean-to and the main room was removed and the large elm beam erected to enlarge the room. In about 1980 the 4 car garage with 3 loose boxes to the rear was built.

ENTRANCE HALL

GROUND FLOOR

STORM PORCH

Hardwood door to:

ENTRANCE LOBBY

Doors to office and dining room.

OFFICE

Open fireplace housing log burner. Dual aspect with windows to front and side.

DINING ROOM

Windows to front side and rear. Open fireplace housing log burner.

STUDY

Windows to front and rear. Doors to dining room and small garden room. Door to garden.

SMALL GARDEN ROOM

Windows to front, rear and side. Doors to study and sitting room.

SITTING ROOM / BARN

Windows to all four side with feature period window to rear and oriel window to side. Open fireplace with log burner. Open tread staircase to box room.

KITCHEN BREAKFAST ROOM

Windows to both sides and fully glazed door to side opening onto Loggia. Range of eye and base level units. Island unit. Boiler cupboard. Inset double ceramic sink. Inset four ring LPG gas hob. Space for fridge. Everhot range cooker. Fitted multi-function oven. Space for dishwasher. Glazed doors through to garden room.

LOGGIA

Superb covered verandah giving large covered living space.

UTILITY ROOM

Space and plumbing for washing machine and tumble dryer. Stainless steel sink. Space for American style fridge freezer. Doors to kitchen breakfast room and pantry.

PANTRY

Plenty of wall shelving.

GARDEN ROOM

Window to the side and rear. Twin French doors to the garden. Door to side hall.

SIDE HALL

Side door. Doors to cloakroom, wine store and boot room.

CLOAKROOM

Window to side. Low level WC with centre flush. Pedestal wash hand basin.

WINE STORE

Window to side. Extensive bottle racking.

BOOT ROOM

Door to rear.

STAIRCASE LOBBY

Doors to kitchen breakfast and office. Stairs to first floor.

FIRST FLOOR

LANDING

Doors to all first floor bedrooms and family shower room.

BEDROOM THREE

Windows to front and side.

GUEST BEDROOM

Windows to front and rear. Door to en suite shower room.

GUEST EN SUITE SHOWER ROOM

Low level WC with centre flush. Pedestal wash hand basin. Quadrant shower cubicle with power shower. Door to box room.

BOX ROOM

Window to rear. Door to staircase down to sitting room. Kinetico automatic water softener.



SHOWER ROOM

Window to side. Large double width walk in shower with power shower. Floating WC with hidden cistern. Floating wash hand basin. Floating bidet.

BEDROOM FOUR

Twin windows to side. Built in wardrobe.

BEDROOM FIVE

Window to side. Cupboard.

MASTER BEDROOM

Privacy glass windows to side and rear. French doors with privacy glass out onto the balcony. Doors to dressing room and en suite bathroom.

BALCONY

Overlooking rear garden.

DRESSING ROOM

Extensive hanging rails. Velux window.

MASTER BEDROOM EN SUITE BATHROOM

Panel bath with power shower over. His and hers inset ceramic wash hand basins with vanity unit below. WC with hidden cistern. Bidet.

OUTSIDE

PROPERTY OVERVIEW TWO

In about 1982, the detached thatched barn (which had previously been variously, stable, garage, gardeners lavatory) was attached by a thatched extension which is now the Little Garden Room.

In 1984 an animal shelter was built in the paddock across the road (part of field named Hall Garden). In about 1987, the extension of Master Bedroom, Garden Room, Wine-Store, large walk-in Pantry and back door was built.

There is a gravel drive is not part of the curtilage. This gravel drive is also a public footpath and provides access for cattle to be taken onto the Common, on to which the property backs, perhaps twice per

year. All owners of the property have parked their cars on the gravel drive as if it was their own property. The property also enjoys rights to graze two ponies on the Common.

LARGE GARAGE AND PARKING AREA

Twin electric up and over doors to front. Power, water and light. Windows to sides.

TACK ROOM

Door to rear. Door to garage. Power and light.

THREE LOOSE BOXES

All with doors to front. Power and light.

GARDENS

Large sunken sun terrace leading to Loggia (covered verandah). Large areas laid to lawn. Feature well stocked flower beds. Many mature trees with night time up lighters. Path from rear to garage and driveway. Outside power and tap.

PADDOCK ONE

Post and rail fence. Gated access from drive. Field shelter. Public footpath running adjacent.

PROPERTY OVERVIEW THREE

The water is metered and pipes connect to water troughs on both paddocks.

The current owners have re-thatched the property. Fitted new windows. New family shower room. New en-suite. New Everhot range. Panelled the walls to the office and the Dining room.

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

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, Hunters 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 network of Hunters estate agents.





Approximate Gross Internal Area
 358.93 sq m / 3863.49 sq ft
 (Excludes Garage & Eaves)
 Garage Area 93.24 sq m / 1003.62 sq ft



Ground Floor

First Floor

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 42 | 53 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (82 plus) A | | | |
| (61-81) B | | | |
| (49-60) C | | | |
| (35-48) D | | | |
| (29-34) E | | | |
| (21-30) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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

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