



**HUNTERS®**  
HERE TO GET *you* THERE

Chapel House Cromer, Stevenage, SG2 7QA



# Chapel House Cromer, Stevenage, SG2 7QA

Asking Price £1,650,000

A Rare Opportunity To Purchase This Stunning Four Bedroom Detached Family Home In Cromer - Substantial Accommodation, Large Plot Size, Landscaped Gardens, Stables and Outbuildings.

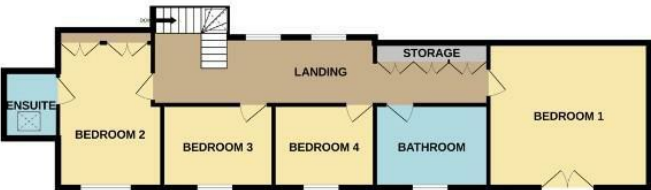


Hunters Stevenage 53 High Street, Stevenage, Hertfordshire SG1 3AQ | 01438 313393  
stevenage@hunters.com | www.hunters.com

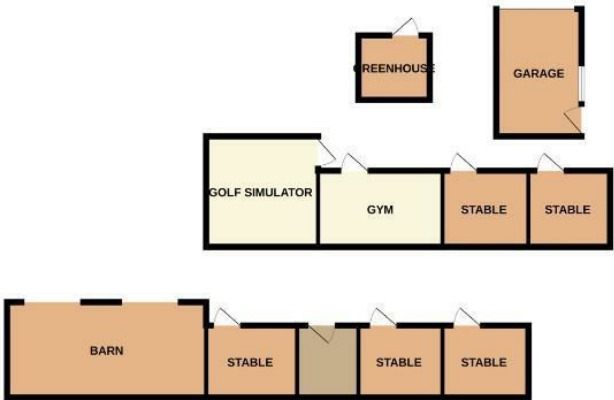
GROUND FLOOR



1ST FLOOR



OUTSIDE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81-91) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Summary

A beautifully presented four bedroom detached country home in a secluded semi rural setting with gardens over an acre.

Offering extensive accommodation of considerable charm and character this is a perfect family home for those seeking a large comfortable four bedroom home with the added benefit of various outbuildings and reception rooms, bespoke Lutron lighting throughout, air-conditioning in all bedrooms and cinema room, CCTV covering the whole property and Control 4 Home for automation intruder alarm system, lighting, TVs, Heating, Sonos system and main entrance gate that is a web based system you can access via your phone or iPad or via one of the controllers.

The ground floor comprises of a welcoming entrance hallway, double doors leading through to the lounge area, benefitting from solid wood flooring, bespoke fitted bookshelves, windows to front and rear aspect and panelling, door leading to home office, continuation of wood flooring and window to front aspect. Downstairs low level w/c, wash hand basin, tiled splashbacks, storage under the stairs and frosted window to rear aspect. Home Cinema fitted with surround sound and sound proofing to enhance the cinematic experience. Recess area with full length windows to front aspect and opening leading through to kitchen and further reception room. The stunning handmade kitchen benefits from a range of matching eye and base level units with granite work surfaces, built in Neff appliances include double oven, coffee machine and microwave oven, fitted wine cooler, dishwasher and double sink, induction hob, downdraft extractor and space for fridge/freezer, surround sound and opening for snug area. The snug is a fantastic addition to the large kitchen space creating a further room for hosting or relaxing. Door from kitchen leading to utility room. The utility has a range of base and eye level units, ceramic butler sink with mixer tap, wood work surfaces, tiled flooring, door leading to side access, space for washing machine and tumble dryer, door leading to storage cupboard housing meters and boiler tank. under floor heating throughout.

The first floor boasts from a large landing area with doors leading to all bedrooms and bathroom, Velux window above stairwell, two further windows and fitted storage cupboards. Bedroom one situated at the end of the hallway with vaulted ceiling, exposed feature beams, spotlighting and double opening doors with views of the grounds. Bedroom two is a large double with fitted storage cupboards, window to front aspect, secluded mood lighting, exposed feature beams and air-conditioning. door leading to en-suite bathroom. The en-suite comprises of a walk in shower, low level w/c, wash hand basin, Velux window, tiled shower splash back and flooring, extractor fan. Bedrooms three and four are both further doubles with windows to front aspect, exposed feature beams, secluded mood lighting and air-conditioning.

The landscaped rear garden is mainly laid to lawn, patio and decked areas perfect for seating and BBQ's, sunken trampoline, climbing frame area ( potential to be purchase subject to further discussion), greenhouse, various outbuildings including a home gym and golf simulator room. Large driveway suitable for multiple vehicles, garage with up and over door and electric car charger point.

The property is boarded by mature shrubbery, trees and fencing. Access to the property via an electronic gate system.

Potential to purchase further land situated where the stables are located.

Location

Cromer is a small hamlet situated within one mile of Walkern where there are a range of amenities including local shops and pubs.

Only three Miles from Buntingford Town providing a larger selection of amenities including two supermarkets.

Cromer is within easy reach of Stevenage, Baldock and Letchworth.

Stevenage mainline train station is approximately 7.6 miles and offers regular fast trains into London Kings Cross.

Entrance Hallway

Kitchen  
27'0 x 14'2

Utility  
12'10 x 9'3

Lounge  
22'6 x 13'6

Office  
8'2 x 6'10

Playroom  
11'10 x 11'7

Cinema Room  
12'10 x 11'5

W.C

First Floor

Landing

Bedroom One  
15'11 x 13'9

En-Suite

Bedroom Two  
17'1 x 13'7

Bedroom Three  
12'7 x 8'9

Bedroom Four  
12'7 x 8'9

Bathroom

Green House  
9'1 x 8'10

Garage  
19'4 x 10'2

Outbuilding One

Gym  
23'9 x 11'6

Stable  
11'7 x 11'5

Games Room  
18'6 x 15'2

Outbuilding Two

Barn  
25'8 x 14'4

Stable  
11'4 x 11'4

Stable  
11'4 x 8'2

Stable  
11'5 x 11'4

Stable  
11'4 x 11'4

Agents Notes

Extra land can potentially be purchased subject to conversation with the vendors.

Planning permission for annex in rear garden ( further details can be provided on request)

Acreage: 1.1 Acres

Square Footage: 4,342 sq ft

