The Street, Kelshall, SG8 9SQ

CHEFFINS

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Kelshall,
SG8 9SQ

4 3 2

Guide Price £1,500,000

A most impressive and substantial modern detached country residence, extending to approximately 3,850 sq ft and offering beautifully presented, exceptionally versatile accommodation of the highest quality throughout. At the heart of the home is a stunning open-plan kitchen, dining and sitting room, perfectly designed for modern family living and entertaining, complemented by two further elegant reception rooms and a magnificent vaulted entrance hall that creates a striking first impression.

The first floor provides four generously proportioned double bedrooms, including two luxurious principal suites with high-quality en suite shower rooms, together with well-appointed family accommodation.

Occupying a wonderfully spacious rural setting along a picturesque village lane, the property enjoys an exceptional degree of privacy and tranquillity whilst remaining remarkably convenient for major road and rail connections, providing excellent access to Cambridge, London and the surrounding area.

LOCATION

Kelshall is a quaint and picturesque village nestled in the English countryside. Located in Hertfordshire, it is characterized by its charming cottages, lush green fields, and a sense of timelessness. The village is small in size and has a close-knit community, with the historic St. Faiths church at its heart. Located just one and a half miles from Therfield the village benefits from the reputable Fox and Duck public house, Therfield Heath and Ofsted rated 'Outstanding' Therfield First School. The market town of Royston is under 5 miles away with a wide array of amenities and Royston Mainline Station offering direct links to Cambridge and London Kings Cross.

COVERED ENTRANCE
with outside light, entrance door leading into:

RECEPTION HALLWAY
with feature two storey high vaulted ceiling with recessed downlighters, electrically operated Velux rooflights, oak staircase rising to the first floor with glazed balustrades and oak handrails and newel post, wooden flooring with underfloor heating, double glazed windows to the front.

OPEN PLAN KITCHEN/DINING/SITTING ROOM
comprising Sitting Room with provision for open fireplace with recessed marble hearth and surround, fitted storage cupboards, shelving and provision for wall mounted television, underfloor heating, double glazed bi-fold doors to the rear, double glazed windows to the side. Dining Area with tiled floor again double glazed bi-fold doors to the rear, underfloor heating. Kitchen has been fitted to a high standard with an extensive range of storage cupboards and drawers with marble working surfaces with matching upstands and splashback, breakfast cupboard with beech shelves and drawers, central island unit again with marble working surfaces, space for breakfast bar with storage cupboards below with fluted glazed cabinets, double bowl undermount sink unit with boiling water tap, fitted and concealed Siemens dishwasher, pull-out recycling bins, and larder style cabinets, range of fitted Siemens appliances including electric fan oven, microwave combination oven, Siemens dual zone wine cooler, Siemens induction hob with built-in extractor, fitted and concealed Siemens refrigerator and freezer, fluted glazed fronted cabinets, ceiling with a range of downlighters, hanging pendants and concealed LED worktop lighting, tiled floor with underfloor heating, double glazed bi-fold doors to the rear leading out to the garden.

LIVING ROOM
ceiling with inset downlighters, double glazed windows to the front and side, underfloor heating.

FAMILY ROOM
ceiling with inset downlighters, double glazed window to the side, underfloor heating.

CLOAKS/SHOWER ROOM
walk-in tiled shower, drencher shower head, glazed shower screen, wall mounted wash hand basin with storage drawer below, low level dual flush w.c., tiling to walls and floor, underfloor heating, double glazed and frosted window to the side, ceiling with inset downlighters, extractor fan.

CLOAKS/BOOT ROOM
fitted seating with storage drawers and coat hooks.

UTILITY ROOM
range of fitted cabinets and drawers with marble working surface with undermount sink unit, matching upstands, plumbing and space for automatic washing machine, plumbing and space for dishwasher, cupboard housing large hot water tank and underfloor heating controls, tiled floor, ceiling with inset downlighters, extractor fan, double glazed door leading to outside.

ON THE FIRST FLOOR

SPACIOUS GALLERIED LANDING
with oak handrail, newel post and glazed balustrades, electric Velux windows with views to the rear, double panelled radiators, walk-in storage cupboard, additional storage cupboard.

BEDROOM 1
with inset downlighters, double panelled radiator, double glazed window to the rear, part vaulted ceiling.

DRESSING ROOM
range of fitted wardrobe cupboards with hanging rail, shelving and drawers, double panelled radiator, ceiling with inset downlighters.

ENSUITE BATHROOM
freestanding double ended bath with wall mounted mixer, walk-in tiled shower, glazed shower screen, drencher head and hand held rose, wash hand basin, wall mounted mixer, storage drawer below, low level dual flush w.c., tiling to walls and floor, ceiling with inset downlighters, extractor fan, double glazed and frosted window to the side, heated towel rail/radiator.

BEDROOM 2
part vaulted ceiling, double glazed windows to front and side, double panelled radiator, walk-in wardrobe, ceiling with inset downlighters.

ENSUITE SHOWER ROOM
walk-in shower, drencher shower head and hand held rose, wash hand basin with wall mounted mixer, low level dual flush w.c., tiled walls, tiled floor, heated towel rail/radiator, ceiling with inset downlighters, extractor fan, double glazed Velux rooflight.

BEDROOM 3
part vaulted ceiling, double panelled radiator, double glazed window to the rear.

BEDROOM 4
part vaulted ceiling, double glazed windows to front, double glazed Velux rooflight, double panelled radiator.

FAMILY BATHROOM
freestanding bath with wall mounted mixer, walk-in tiled shower, drencher shower head, hand held rose, glazed shower screen, dual flush w.c., wall hung mounted wash hand basin with mixer, storage drawers below, heated towel rail/radiator, tiling to walls and floor, ceiling with inset downlighters, extractor fan, double glazed Velux rooflight.

OUTSIDE
The property sits in its own delightful plot, vehicular access from the street, generous gravelled driveway with parking and hardstanding, mature hedgerow and front garden laid to lawn. DOUBLE GARAGE with remote control up and over door, power and light connected, double glazed windows and personal door to the side. Pathway and gated access to one side leading to the rear garden.

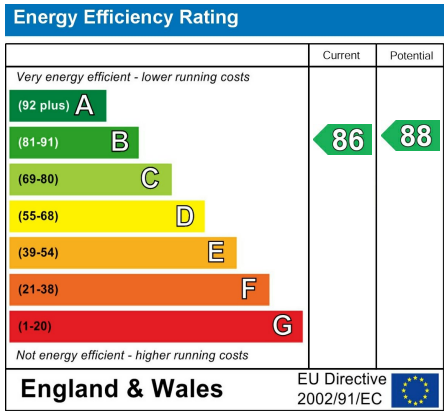
Rear garden with paved pathway and patio areas, outside tap, air source heat pumps, pond, the remainder is principally lawn with views to the rear over countryside. Outside lighting.

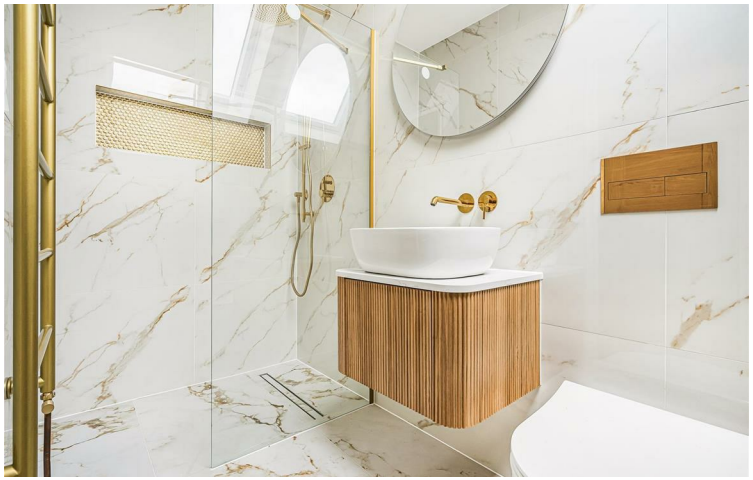
MATERIAL INFORMATION
Tenure - Freehold
Council Tax Band - G
Property Type - Please refer to the description
Property Construction - Brick with Slate Roof
Number & Types of Room - Please refer to the floorplan
Square Footage - Please refer to the floorplan
Parking - Driveway and Garage

UTILITIES/SERVICES
Electric Supply - Mains Electricity
Water Supply - Mains Water
Sewerage - Mains Drainage
Heating - Air source heat pump
Broadband - Full fibre
Mobile Signal/Coverage - Good

Flood Risk - Very low
Rights of Way, Easements, Covenants - Please refer to land registry documents

There is an intention to build an a property of similar scope next door.





Guide Price £1,500,000
Tenure - Freehold
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Local Authority - North Herts Council

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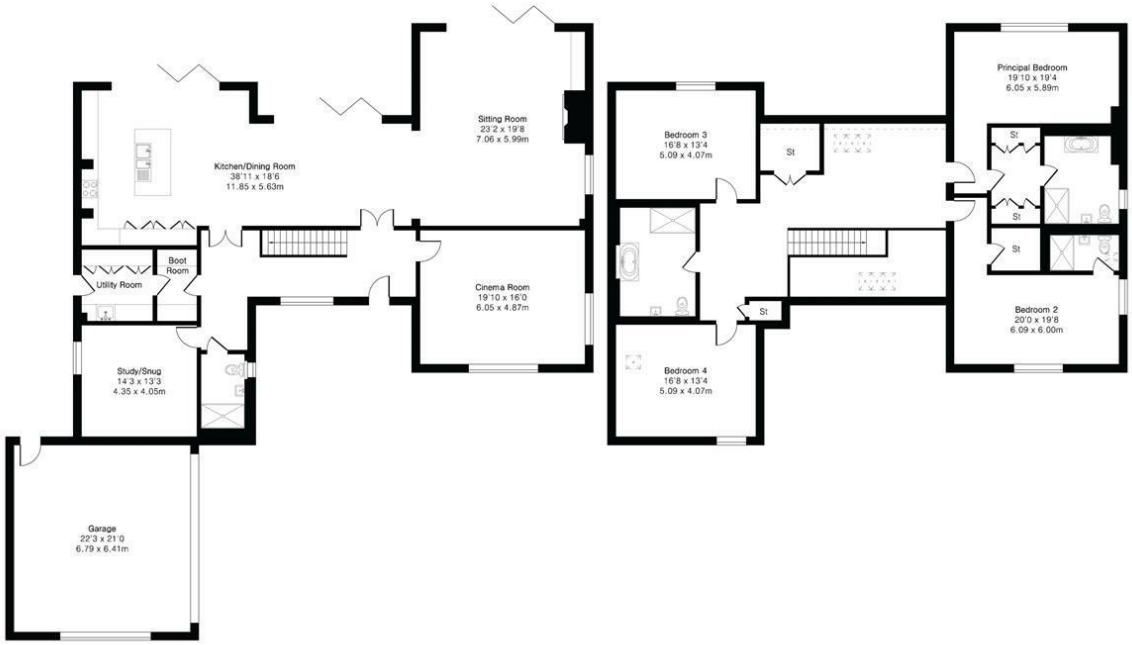
Approximate Gross Internal Area 3850 sq ft - 358 sq m
(Excluding Garage)
Ground Floor Area 2020 sq ft – 188 sq m
First Floor Area 1830 sq ft – 170 sq m
Garage Area 468 sq ft – 43 sq m



Ground Floor First Floor

PINKPLAN

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For more information on this property please refer to the Material Information Brochure on our website.
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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