



Nestled on Barton Road in the charming village of Harlington, this exquisite detached home offers a perfect blend of period charm and contemporary elegance. With stunning views over the picturesque Sharpenhoe Clappers, this double-fronted residence is a true gem.

The owners have demonstrated exceptional flair for design and attention to detail, resulting in a home that exudes stylish distinction and warmth.

To truly appreciate the quality and charm of this remarkable property, we highly recommend arranging an internal viewing. This is a unique opportunity to acquire a home that is not only beautifully presented but also offers a lifestyle of comfort and elegance in a sought-after countryside location with a train station offering fast and frequent services to London.

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The ground floor boasts a versatile layout, featuring three reception rooms, including a cosy sitting room with a feature fireplace, a study that can easily serve as a fifth bedroom, and a spacious family room. The heart of the home is undoubtedly the quality fitted kitchen, which seamlessly opens into a magnificent living and dining area adorned with a vaulted ceiling, creating a bright and airy atmosphere perfect for both entertaining and family gatherings. Additionally, a convenient ground floor wet room and a utility room enhance the practicality of this delightful home.

As you ascend to the first floor, you will find four generously sized bedrooms, each offering ample space and comfort. The principal bedroom benefits from an en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms.

The property also boasts parking for up to four vehicles, ensuring convenience for residents and guests alike.

## Entrance

Storm porch with a tiled roof and tiled floor. Light. Hardwood, part leaded and stained glass door opening to the entrance hall.

## Entrance Hall

Providing access to all ground floor accommodation with timber flooring. Coir matting to the entrance area. Bespoke fitted replacement oak and glass staircase (with storage under) rising to the first floor accommodation. Inset spot lights to the ceiling. Central heating thermostat.



## Sitting Room

Feature box bay window with replacement double glazed sash style windows to the front aspect. Built-in storage and media cupboards either side of the chimney breast with a feature cast iron fireplace with slate hearth and a fitted living flame effect gas fire. Timber flooring. Radiator. Inset spot lights and decorative coving to the ceiling.



## Bedroom Five

With its adjacent proximity to the ground floor wet room, this ground floor living space is currently being used as bedroom five but has been previously used as a study or family room. Feature box bay window with replacement double glazed sash style windows to the front aspect. Engineered wood flooring. Radiator. Inset spot lights to the ceiling. Fitted storage cupboard and drawers. Shelving as fitted.



## Wet Room

Tastefully fitted to comprise a w/c with concealed cistern and a wash hand basin set into a vanity unit with granite top. Shower enclosure with a mains fed shower over. Double glazed window to the side aspect. Heated towel rail and dressing area with cupboards as fitted. Fully tiled walls and floor. Inset spot lights to the ceiling.



## Kitchen Area

Open plan to the rear aspect living and dining area and separated by a peninsula breakfast bar. The remainder bring thoughtfully fitted to comprise an extensive range of larder cupboards providing ample storage. Wall, drawer and base level units with quartz work surfaces over. NEFF appliances to include; twin eye level ovens, and induction hob with an Elica extractor hood over. Further appliances include a dishwasher. Space for an American style refrigerator. 1 and 1/2 drainer sink unit. Inset spot lights to the ceiling. Down light points. Feature full height recessed toughened glazed sliding door from hall into Kitchen area. Wine store.



## Rear Aspect Living & Dining Room

Rear Aspect Living / Dining Room: Feature oak double glazed windows to the rear aspect and french doors leading to the rear aspect and garden, Timber flooring with 'wet' under floor heating. Three skylights and inset spot lights to the vaulted ceiling. Tv point.



## Study

Ideally located off the Living & Dining Room with full height toughened glazed sliding door panel on brushed stainless steel track separating the rooms. Built in pull out filing drawer storage with ample open shelving; this versatile space could be used as a family/play area or snug. Engineered wood flooring. Radiator. Inset spot lights to the ceiling. Three feature 'port hole' style windows to the side.



## Utility & Laundry Room

Fitted to comprise a range of larder cupboards and base level units with quartz work surfaces over. Inset butler sink. Space for a tumble dryer, freezer and plumbing for a washing machine. Cupboard housing the wall mounted boiler. Double glazed window to the side aspect and double glazed door leading to:

## Side Hall / Boot Room

Providing 'dirty boot' access to the home and access from the front to the rear of the property. 'For dog owners there is even a pet shower' that is perfectly located to use after muddy countryside walks. Double glazed doors to the front and rear aspects. Tiled floor. Sky light. Inset spot lights to the ceiling

## Landing

Providing access to all first floor accommodation with fitted carpet. Wall light points and hatch to the roof space. Dado rail.

## Principal Bedroom

Twin double glazed sash windows offering far reaching views over open fields. Fitted wardrobes. Dressing area. Engineered wood flooring. Radiator. Inset spot lights to the ceiling.



## En-suite Shower Room

Fitted to comprise a w/c. Wash hand basin set into a vanity unit and a shower enclosure with a mains fed shower over. Fully tiled walls and floor. Inset spot lights to the ceiling. Extractor.

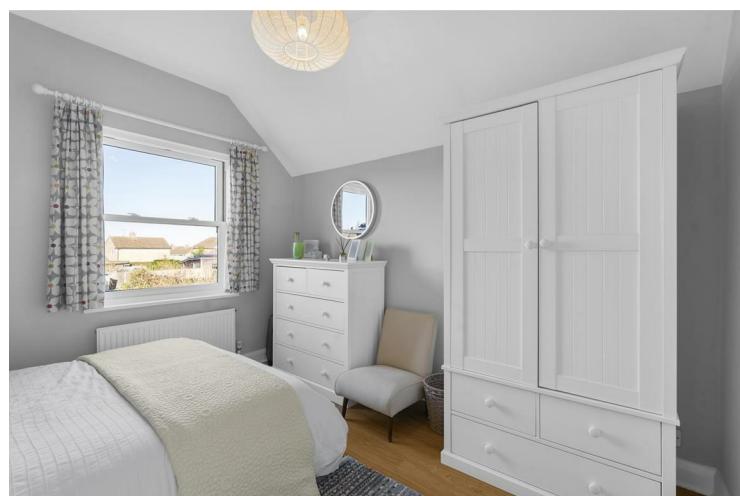
## Bedroom Two

Twin double glazed sash windows also offering far reaching views over open fields. Engineered wood flooring. Radiator. Inset spot lights and decorative coving to the ceiling.



## Bedroom Three

Double glazed sash window to the rear aspect. Wood laminate flooring. Radiator.



## Bedroom Four

Double glazed sash window to the rear aspect. Engineered wood flooring. Radiator.



## Rear Garden

A large paved patio area adjacent to the side and rear of the property with inset feature lighting. The remainder being mainly laid to lawn with a variety of established tree and shrub borders. Timber 'studio / hobby room' with light, power and double glazed windows to the front and side aspects. Timber storage shed.



## Bathroom

Tastefully fitted to comprise a w/c with a concealed cistern and wash hand set into a vanity unit. Panelled bath with a mains fed shower over and glass shower screen. Fully tiled walls and floor. Double glazed window to the rear aspect. Skylight. Heated towel rail. Inset spot lights to the ceiling.



## To the Front

A block paved and providing off-road parking for up to four vehicles with a shrub border. Timber gated access to the side offering access to the bin store and onward access to the side hall. EV Charger.



## View to The Front

Each day you're greeted by one of Bedfordshire's most stunning views, from the comfort of your home, making this arguably the most sought-after location in this popular rural village.



## NB

Services and appliances have not been tested.

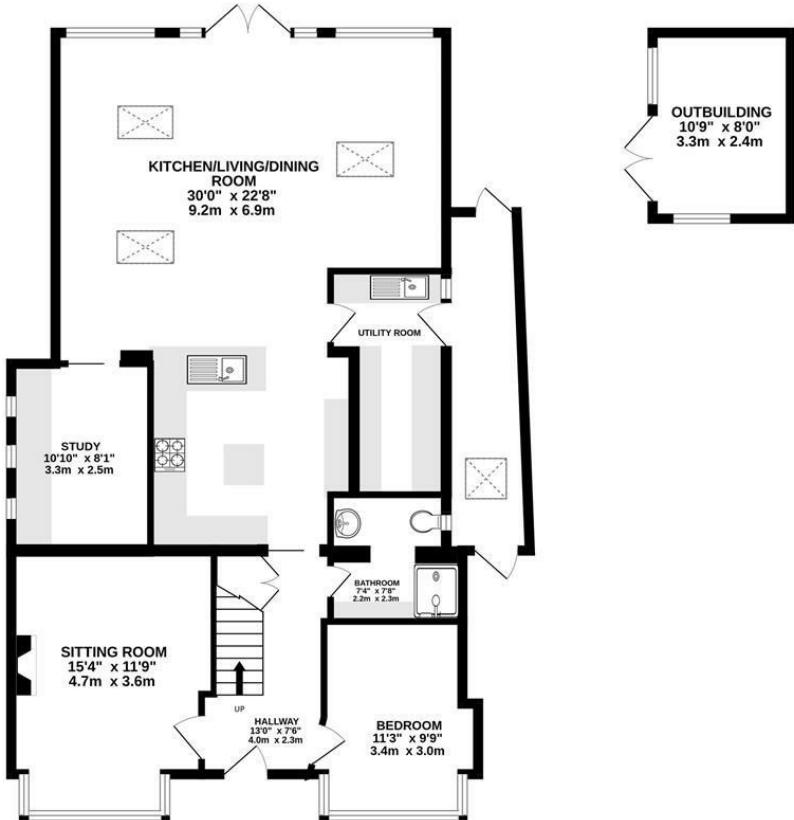
## Viewing

By appointment through Bradshaws.

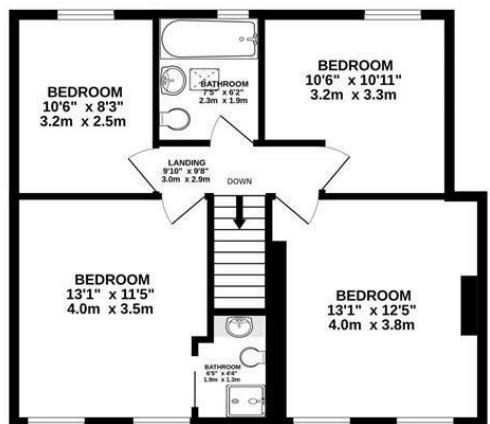
## Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

GROUND FLOOR  
1255 sq.ft. (116.6 sq.m.) approx.



1ST FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1928sq.ft. (179.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only. Outbuildings not drawn in actual position relative to the property.  
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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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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