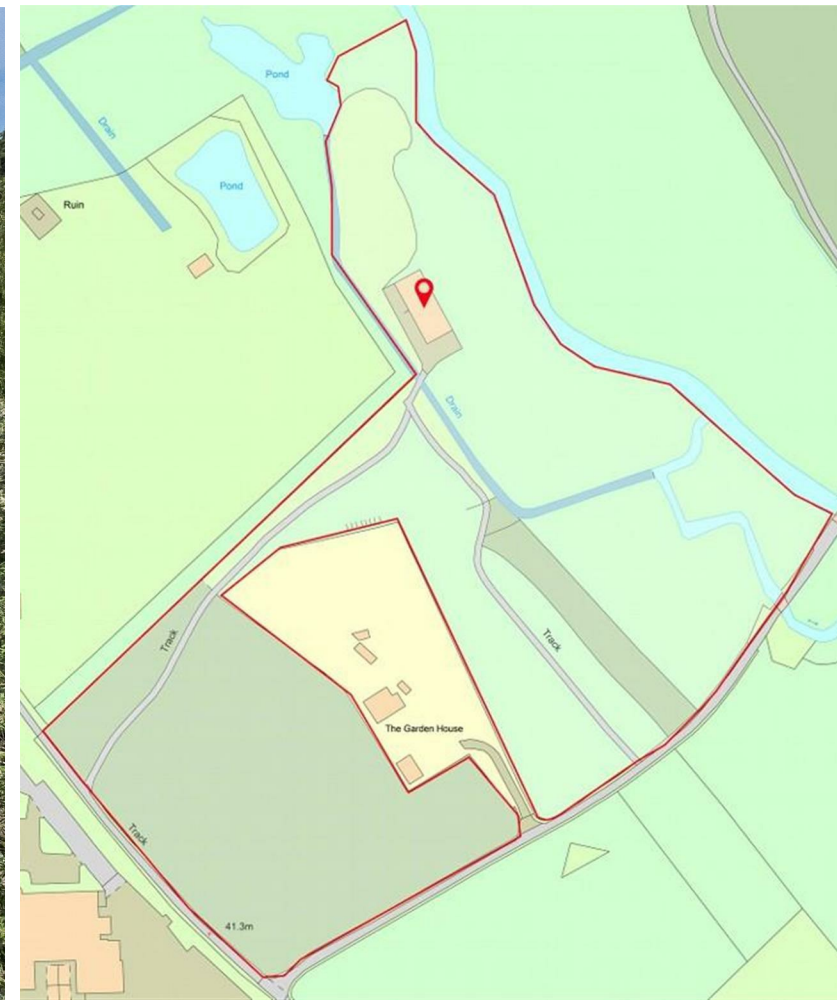




NORGANS

Surveyors & Estate Agents

RIVERSIDE BARN POPPY HILL

HENLOW

Riverside Barn Poppy Hill

Henlow

SG16 6BZ

Guide Price £2,290,000

Set in an idyllic rural setting on the edge of Henlow village, this brand new, chain free home offers excellent privacy, tucked well away within its stunning plot of some 11 acres!!

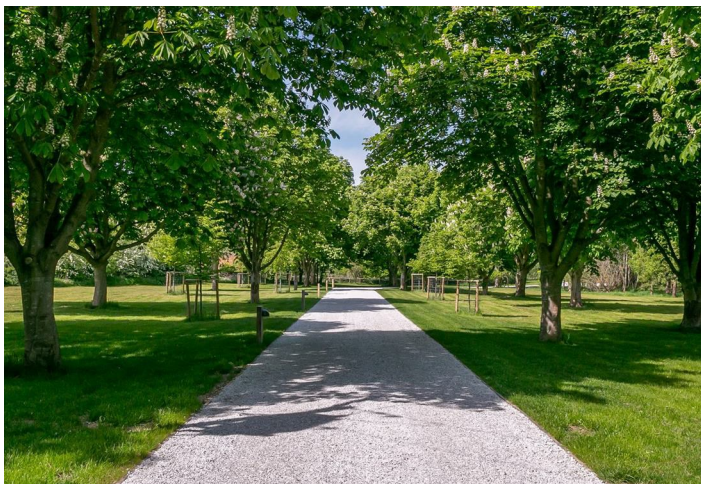
Designed with minimal impact to the natural surroundings, this stylish 4 bedroom, 4 bathroom, detached single storey home extends to approx. 312 sqm. with 360 degree views of the plot and countryside. The versatile living space has both been thoughtfully designed and fitted to a high standard. Underfloor heating, air source heat pump, water treatment plant, sound insulated walls. Large skylights enhance light flow throughout the building. Wooden flooring to hall, vast kitchen family room, living room and study.

Accessed via Coach Road, adjacent to the luxury 'Champney's' health spa and gym. This property is very much about its unique setting and grounds. A five bar gate with long winding private driveway through an avenue of trees, offset orchard and along with 300 meters of picturesque river 'Ivel' frontage to its side boundary. GOV.UK assess the area as very low risk of flooding from both river and surface water. A post and rail paddock of approximately four acres, could be ideal for those with equine interests.

The surrounding countryside offers miles of stunning walks to discover with the added benefit of being approx. 1.5 mile walk away from Arlesey rail station.

Freehold
Viewing

By appointment with Norgans Estate Agents (tel: 01462 455225).



THE HOUSE

A unique and stylishly designed four bedroom detached single storey residence. The property is approximately 312sqm of accommodation with views to all sides of the private grounds.

Designed with minimal impact to the natural surroundings, the light and spacious accommodation has been cleverly designed and fitted to a high standard throughout with underfloor heating, air source heat pump, water treatment plant, sound insulated walls.

Accommodation as follows;

Large 'L' shaped entrance hall with attractive parquet flooring

Impressive kitchen dining family room with bi fold doors to grounds

Separate Living Room

Useful utility and cloakroom

The bedrooms are located off a separate hallway

Master bedroom suite with en suite built in wardrobes and dressing room/study

Three further double bedrooms all with their own en suites

THE GROUNDS

Riverside Barns is accessed via a right of way over a private access road, adjacent to the luxury 'Champney's' health spa and gym. The property is approached via an electric five bar gate opening to a long long winding driveway through an avenue of trees with an offset orchard. The grounds benefit from 300 meters of picturesque river 'Ivel' frontage to its side boundary. Along with a post and rail paddock in excess of four acres could be ideal for those with equine interests.

The entire plot is approximately 11 acres in total.

SETTING AND SURROUNDS

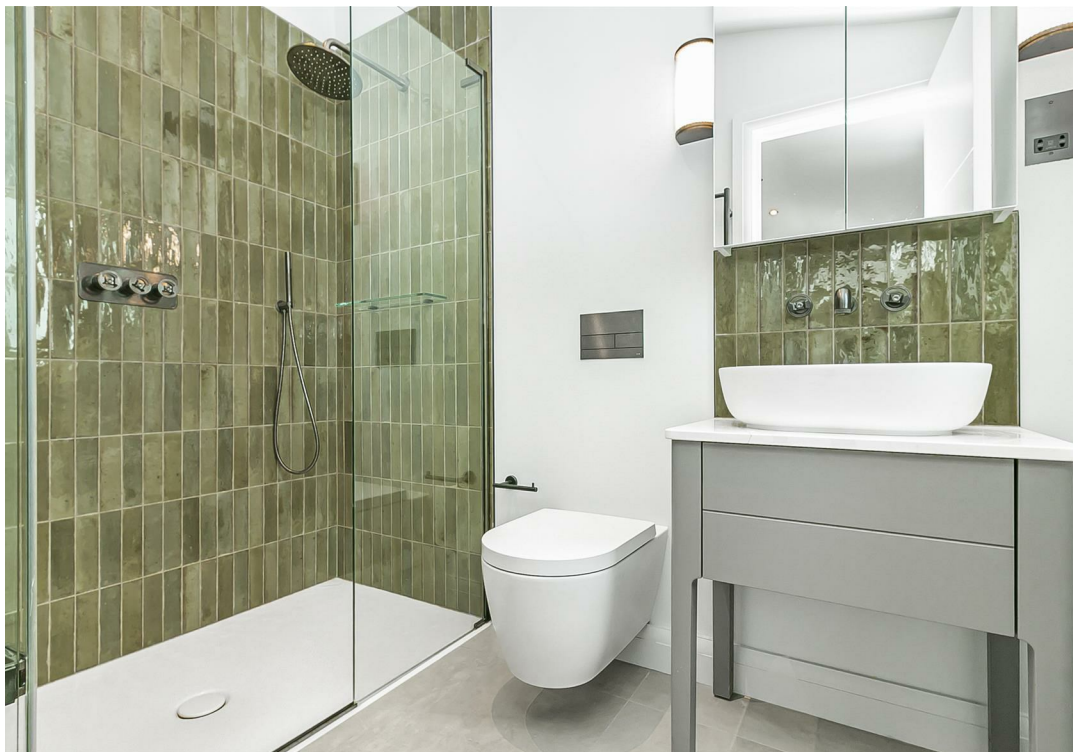
The surrounding countryside offers miles of stunning walks to discover with the added benefit of being approximately 1.5 mile walk away from Arlesey train station. Henlow village is a short walk with its convenient amenities including Champneys spa and gym, The Crown P.H. The Five Bells P.H and The Engineers Arms P.H. all offering an array of popular beverages and food.

Schools in the village as follows; Raynsford Church of England Academy and Henlow Church of England Academy. Henlow Park Pavilion is a short walk from the property and often hosts various events and clubs. The grounds surrounding the pavilion are also used for sporting events and include a park and social events including Henlow EAT Feast.











DISTANCES

Arlesey Train Station - 3.4 miles by car. 1.5 miles walk
 Hitchin Train Station - 7.4 miles
 Junction 10 A1(M) 5.7 miles
 Hitchin Town Centre 7.2 miles approx.
 Biggleswade Town Centre 5.3 miles approx.

PROPERTY INFORMATION

FLOORPLANS - Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

WARRANTY - Accelerant Insurance Europe SA. 10 Year warranty from February 2025.

COUNCIL TAX BAND - The Council Tax Band is awaiting allocation from Central Bedfordshire Council.

TOTAL FLOOR AREA - 312sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

EPC RATING - Current: C

SERVICES - Mains water and electricity. Air source heat pump with underfloor heating. 14kw ASHP hot and cold water. 8 person treatment plant for waste.

TENURE - Freehold

BROADBAND/INTERNET SPEED - 70MBPS (information taken from uswitch.com)

AGENT'S NOTE - It is our understanding that there may be a historical right of way for the neighbouring property through the paddock. Please enquire for details.

VIEWINGS - By appointment with Norgans (tel: 01462 455225/email: hitchin@norgans.co.uk)







