



Cherry Green Lane, Westmill, SG9

£1,250,000 Guide Price

Property Description

PROPERTY INSIGHT

Ensum Brown are delighted to bring to the sales market this impressive and rarely available four bedroom detached home situated in a prime position in the heart of Westmill Village. The property sits on a generous south-facing plot of approximately 1/4 acre and an internal viewing is highly recommended.

As you approach the property from the shared driveway, you will notice a large double garage with electric doors and roof storage. Directly in front of the property there is a beautifully maintained front garden, adorned with colourful plants and shrubs. The oil tank is located here, securely and discretely hidden in the corner.

Stepping through the front door and into the spacious porch, you will be greeted with a beautiful view of the garden and far reaching views over fields. Continuing into the property, there is a grand living room with herringbone parquet flooring, a wonderful fireplace with multi-fuel log burner and large patio doors leading into the south facing rear garden.

Moving to the right of the living room, you head up a small flight of stairs leading you into a generous dining room, which also has patio doors leading out to the rear garden, adjacent cloakroom which provides the ideal space for shoes, hats and coats storage plus a shower room which comprises of a three piece suite to include a wash hand basin with in-built wooden storage unit, a large enclosed shower and a WC.



On the other side of the living room is another reception room, a snug which is the perfect room for winter relaxing. This room has beautiful wood flooring, a large window allowing plenty of light and a multi-fuel log burner. As you continue through, the kitchen/diner is adjoined to this room via a door.

The kitchen has been beautifully designed, with a true cottage feel. The walls have been painted in a sage green colour and the plentiful units are of a similar colour complemented by hardwearing Granite worktops, with integrated appliances including a dishwasher and double oven plus space for a tumble dryer. The owners have also added extra comforts, such as a filtered water tap and water softener. This kitchen not only has space for a large dining table but also has an incredible outlook on to the garden and fields, which can be accessed via the stable door.

In the hallway, just before you head up the stairs, there is also a large under the stairs storage cupboard. Continuing up the stairs there is a large feature window which creates an abundance of light. Once you reach the top of the stairs you will notice a very spacious and bright landing which is currently used as an office space with a substantial desk and there are two large windows facing the front aspect allowing the natural light to stream in. This upper level consists of four very good sized bedrooms, three bathrooms which have been recently refurbished and a fifth room which would be perfect for a nursery or hobby room.

As you step into the master bedroom you will notice a vast window with immense views looking out on to the beautiful garden and far reaching field views. This bedroom is a fantastic size and benefits from a newly fitted en-suite with a shower and WC. There's also a walk-in wardrobe as well as a separate fitted wardrobe. Opposite this bedroom is the family bathroom which has been tastefully updated with grey tiles and a bath tub with an Aqualisa power shower.

Going into the second bedroom, having not only plenty of space for a large bed and furniture and incredible garden views, the owners have also recently added an en-suite with shower, hand basin and WC with a touchless flush. There is also eves storage space in this en-suite. The third bedroom is also an excellent size, again having an immense window with countryside views - this is a large double room and has plenty of space for furniture. The fourth bedroom is also a decent size and would be the ideal room for an office, or kids room. There is also a fifth room which would make the perfect hobby room or nursery.

Heading back downstairs and outside into the south facing rear garden, you will notice this beautiful garden has many attributes. Immediately you step out into the garden, you will find a patio area which is a great place for table and chairs, and towards the rear of the garden there is a York stoned area which is perfect for those who want to escape the sunshine and nestle in the shade, while overlooking the stunning fields that are home to a number of elegant horses. You can access the end of the garden a number of ways, either down a path on the left or a path on the right where you will walk past a vegetable patch, or across the grass and under a beautiful arbor. Not only has this garden been tastefully cared for, the owners have also been practical by installing numerous water butts.

This garden also has a number of external stores and outbuildings. The outbuilding on the left is a good size greenhouse, perfect for growing plants and vegetables. Next to this is a potting shed great for storage of garden tools. The third cupboard leads into a number of useful spaces. Firstly you walk through a covered passageway which has a number of shelves for storage and this leads you into a large workshop. This is also where the brand new boiler is located. This then leads you into the large double garage which has an electric door, power points and roof storage.

A fantastic feature about this house is the potential to expand the living space. This property has a large loft that is part boarded and has a pull down ladder for easy access - not only is this great for storage, but could potentially be made into a large master bedroom with en-suite (STPP).

Please contact Ensum Brown to arrange your private viewing time, we can assure you that you won't be disappointed.

LOCATION - WESTMILL

The picturesque village of Westmill could effortlessly transport you to another time. The largely untouched village centre, which forms a perfect postcard setting with its collection of cottages, a triangle green and centuries old church reaching up into the skyline. In fact, the quaint village is so timeless that it has been the setting for the period drama Foyle's War over the years. But despite this, residents believe Westmill has moved with the times, creating a 'unique' village drawing more newcomers every year. Set just off the A10, Cambridge road, the village sits just a couple of miles south of Buntingford and 7 or 8 miles north of Ware where many of the residents travel for shopping or to commute into London. The village enjoys its own popular tea rooms and a splendid village pub, 'The Sword Inn Hand', that is renowned for its hospitality and food.

Key Features

- ✓ Rarely Available Detached Family House
- ✓ South-Facing Plot Approaching 1/4 Acre
- ✓ Peaceful Village Location
- ✓ Bespoke Kitchen/Dining Room
- ✓ Three Reception Rooms
- ✓ Ground Floor Shower Room/WC
- ✓ Four Double Bedrooms
- ✓ Family Bathroom & 2 En-Suites
- ✓ Beautifully Maintained Front & Rear Gardens
- ✓ Driveway Parking & Double Garage













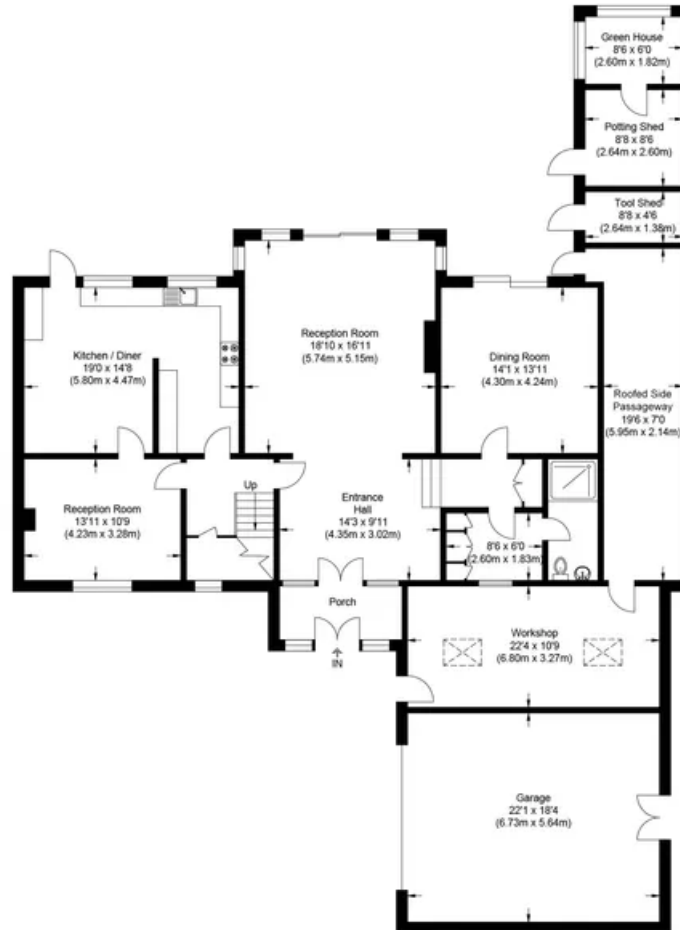








All



Ground Floor



First Floor

Approximate Gross Internal Area
335.20 sq m / 3608.06 sq ft
(Includes Garage)
Garage Area 38.40 sq m / 413.33 sq ft

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

Ensum Brown

01920 412200

ware@ensumbrown.com

