



66 Station Road, Steeple Morden

Royston

Guide Price **£1,650,000**



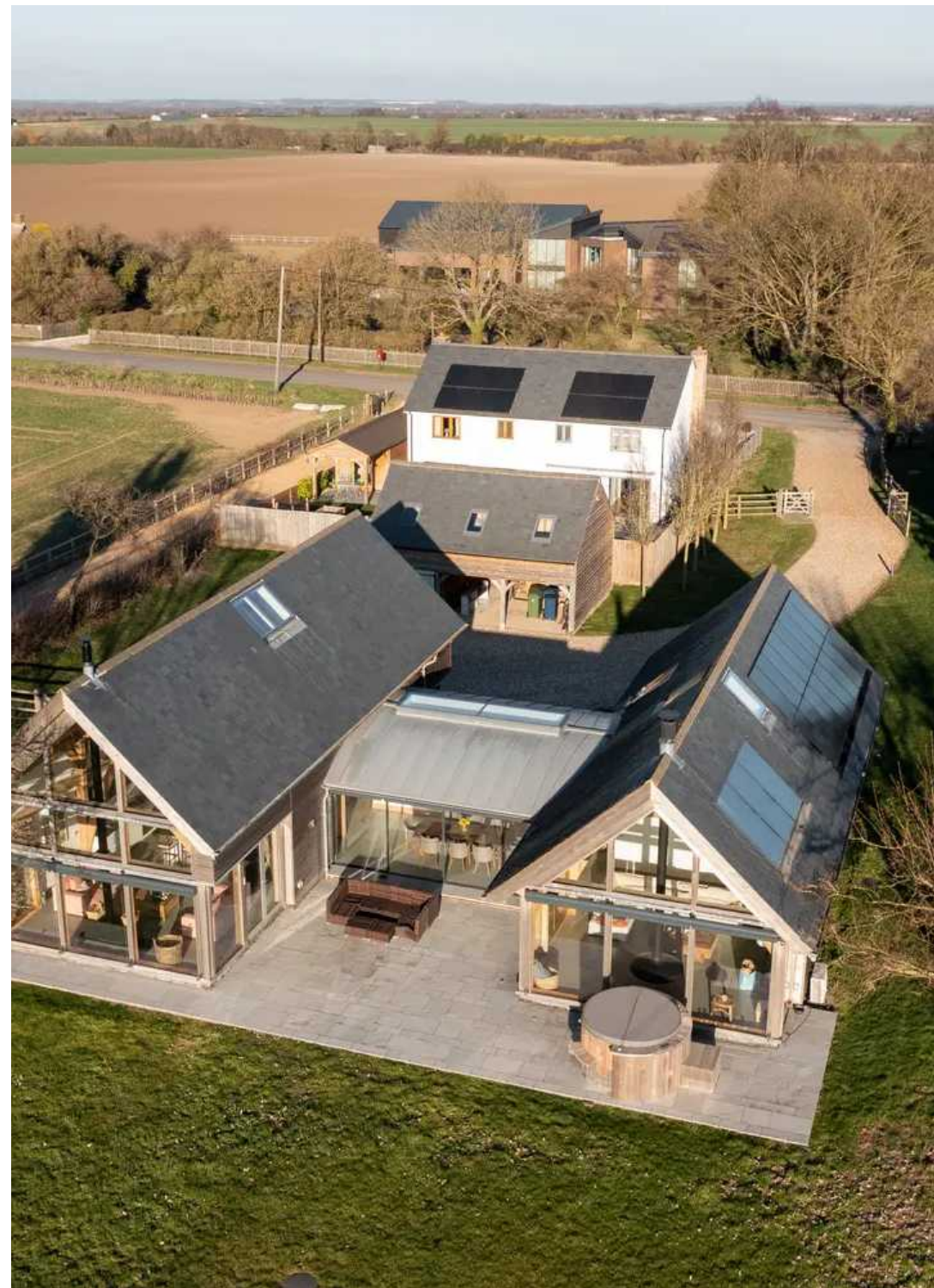
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Steeple Morden, Royston

Ensum Brown are delighted to offer for sale this exceptional detached property, designed by a multi-award-winning architect, in Steeple Morden. This unique modern home was built in 2014, enjoying 3800sq ft accommodation in a 0.9-acre plot, stunning views and rear glass elevation, open-plan living, eco features, 4 bedrooms, 4 baths, a double cart lodge and garden store with a room over, and beautiful gardens. This truly unique property, designed by a multi-award-winning architect, enjoys a breathtaking approach and expansive frontage, with oak frames, cedar cladding, and is constructed with two wings on either side of a curved roof atrium. A long gravel driveway, accessed via a remotely-controlled five-bar electric gate, leads up past the property with lovely lawns on either side and offering a glimpse of the countryside views beyond. There is access to a detached Double Cart lodge and garden store, with a large studio room overhead, benefiting from plumbing and wiring and offering versatile usage/conversion potential. Upon stepping inside the entrance hallway, you are immediately greeted by glorious garden and countryside views via the dining space's wall of floor-to-ceiling glass windows and doors.



The entrance hallway itself is incredibly welcoming, with inset spotlights, Italian sandstone flooring, access to storage and a cloakroom, and curved walls leading through to the downstairs living space. On either side of the large and beautifully designed dining space, the two wings of this stunning property benefit from open-plan and free-flowing living, with beautiful exposed beams, vaulted ceilings, and high-quality and bespoke fixtures and fittings. The kitchen/breakfast/family room is a magnificent space, boasting stunning vaulted ceilings, panoramic garden views, exposed beams and upstands, sandstone flooring, a bespoke contemporary fireplace, air conditioning, and vast amounts of space for furniture. In the kitchen/breakfast area, there is a wide range of modern base and wall units, a large island/breakfast bar, stainless steel work surfaces, a large pantry, inset spotlights, a suite of integrated Gaggenau appliances, including two ovens, a microwave, a coffee machine, warming drawer, dishwasher, fridge/freezer, 5-ring gas hob and wine cooler. There are two utility rooms with lots of extra storage, space for further appliances, and access to the side of the property, with the larger one also benefitting from a built-in dog kennel. There is access to a large study, enjoying attractive engineered oak flooring, exposed beams, floor-to-ceiling windows and doors, integrated shelving, inset spotlights, and lots of room for furniture. The sitting room is a breathtaking space, mirrored with the kitchen/breakfast/family room, with its vaulted ceiling, exposed beams, panoramic garden and countryside views, and beautiful features. It enjoys a floating Gyrofocus fireplace, inset spotlights, and vast amounts of space for a wide variety of lounge and storage furniture. An expansive master suite can also be found on the ground floor, enjoying his and hers shower and dressing rooms, and extensive integrated wardrobe space which leads around to the bedroom.



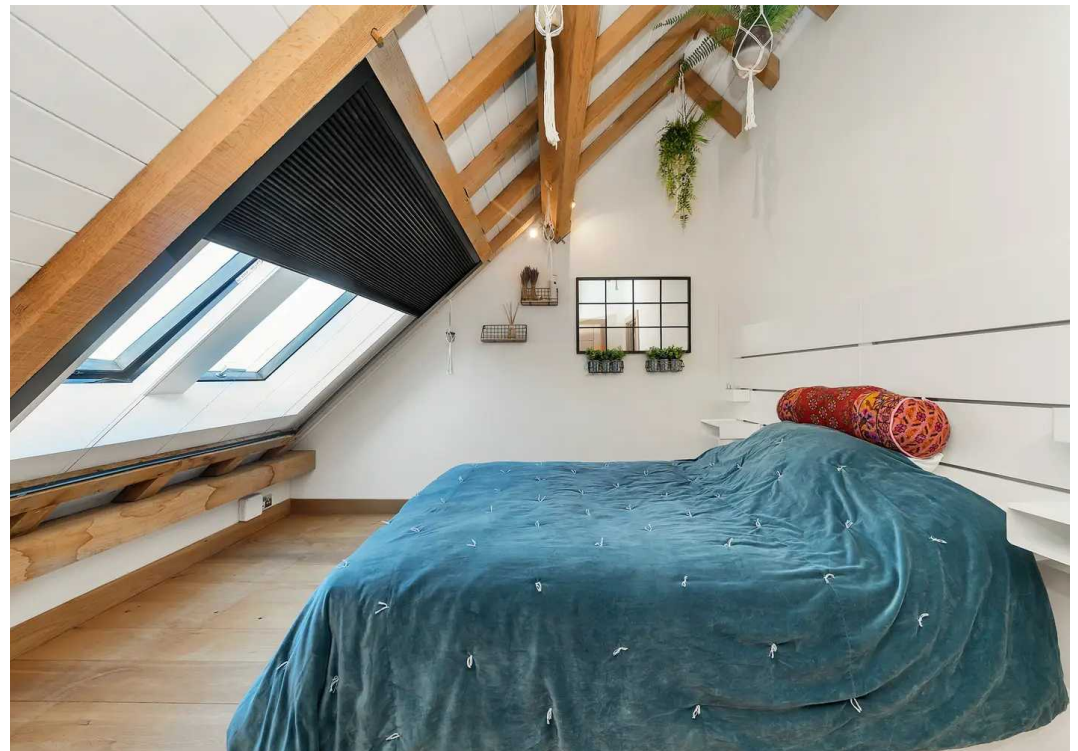


The bedroom itself boasts beautiful vaulted ceilings, exposed beams, inset spotlights, oak flooring, and 4 windows to a triple aspect. Via staircases in each wing, the first floor offers 3 double bedrooms and a family bathroom, comprising a bath with an overhead shower, a WC, a hand wash basin, oak flooring, a Velux window, and a heated towel rail. Bedroom 2 enjoys its own en-suite, with a shower, WC and hand wash basin, and there is a mezzanine library/gym space over the kitchen/breakfast/family room. Outside, to the rear, the gardens are an incredibly good size, fully enclosed by fencing and mature hedgerows and offering a wonderful space to sit, relax and enjoy nature. The garden is laid mainly to lawn, with a large sandstone paved terrace, a luxury hot tub, enjoying an external music speaker system and providing lots of space for garden furniture, enjoying family meals and entertaining guests. Contact Ensum Brown today to arrange your private viewing appointment.

- Award Winning Architectural Design
- Unique Detached Home Constructed In 2014
- 0.9 Acre Plot With Countryside Views
- 3800 Sq Ft Of Accommodation
- Stunning Open Plan Living Space With Glass Rear Elevation
- Utility Room, Plant Room & Cloakroom
- Large Study Or Additional Bedroom
- 4 Double Bedrooms & 4 Bathrooms
- Double Cart Lodge, Garden Store & Studio Above
- Sold With No Upward Chain













Ensum Brown

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