



**Kennedy
& Foster**

Stratton Park House

Stratton Park
Biggleswade
SG18 8QS

£795,000

- THREE BEDROOMS
- DETACHED BUNGALOW
- 1/2 ACRE PLOT
- EXTENDED BY CURRENT OWNERS
- DINING ROOM
- SNUG & STUDY
- GARDENS & OUTBUILDINGS
- GARDEN CABIN
- GARAGE AND DRIVEWAY FOR NUMEROUS VEHICLES



Stratton Park House sits comfortably on a 1/2 acre secluded plot surrounded by mature trees. Located on the outskirts of Biggleswade this three bedroom home was built circa 1960 on the site of the previous Manor House dating back to the 1600s. On approaching the front entrance you will observe bricks that were sourced from the original dwelling and are welcomed by two imposing stone Leopards that had previously graced the roof of the original dwelling. Stratton Park House benefits from off road parking for approximately 8 vehicles and offers a selection of outbuildings that can be utilised as garaging, storage, workshop space or by those working from home. Biggleswade retail park is just a few of miles away, with the bustling town centre also hosting a station, range of shops, cafes and amenities. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

FRONT DOOR INTO

Brick arch surround with leopard statues either side.

ENTRANCE HALL

Coving to ceiling, wall mounted radiator, panelling to dado height, wood carving of banister from original Manor House enclosed in glass, pulley door bell, built in storage cupboard, access to loft space, panelled doors to lounge, bedrooms one, two and bathroom, glazed door to bedroom three. Opening to:

SNUG

15' 09" x 8' 08" (4.8m x 2.64m) Single glazed wood framed window to front aspect, panelling to dado height, coving to ceiling, radiator, recess display shelf, glazed panel doors to:

BREAKFAST AREA

9' 03" x 8' 02" (2.82m x 2.49m) Single glazed wood framed window to front aspect, wall mounted radiator, tiled affect laminate flooring, coving to ceiling, recess ceiling spot lights, glazed panel door to rear lobby. Opening to:

KITCHEN

18' 06" x 8' 04" (5.64m x 2.54m) Range of eye level and base units with contrasting work surfaces over, ceramic double bowl sink with mixer tap, tiled splash back. Calor gas hob with extractor over, built in double oven at eye level, basket drawers, integrated dishwasher and fridge/freezer. Space for free standing larder cupboard, tiled flooring, single glazed wood framed window to side aspect, coving to ceiling with recess spot lights. Exposed brick wall with wine rack, door to study. Opening to:

DINING ROOM

15' 02" x 9' 02" (4.62m x 2.79m) uPVC double glazed doors and window to rear aspect, glass roof, wall mounted Fan assisted radiator.

STUDY

11' 05" x 8' 05" (3.48m x 2.57m) Single wood framed window to front aspect, wall mounted radiator, panelling to ceiling, recess airing area with wall mounted radiator, wood door to:

UTILITY

9' 6" x 4' 0" (2.9m x 1.22m) Wall mounted electric heater, tiled floor, space for washing machine and washer dryer with work tops over, panel door to side.

REAR LOBBY

6' 11" x 4' 04" (2.11m x 1.32m) Tiled floor, coving to ceiling, glazed panelled door to rear and panel door to:

CLOAKROOM

Close coupled W.C, wash hand basin in vanity unit with cupboard under, wall mounted radiator, exposed brick work to 3 walls, recess display and shelving.

LOUNGE

19' 05 max" x 15' 10" (5.92m x 4.83m) Coving to ceiling, brick built fireplace with wood burning stove, exposed wood floor, fitted media display shelving with cupboards under, single glazed wood framed window to front and side aspect, double glazed wood framed doors to side aspect.

BEDROOM ONE

12' 03" x 11' 11" (3.73m x 3.63m) Double glazed window to side and uPVC double glazed bay window to rear, wall mounted radiator, coving to ceiling.

BEDROOM TWO

11' 10" x 9' 07" (3.61m x 2.92m) Double glazed bay window to rear, wall mounted radiator, coving to ceiling.

BEDROOM THREE

8' 8" x 8' 7" (2.64m x 2.62m) Double glazed window to side aspect, wall mounted radiator, coving to ceiling.

BATHROOM

Double glazed wood framed frosted window to side aspect, panelled bath with shower attachment, panelling to walls, W.C, wash hand basin mounted, mirrored splash back, walk in shower unit with tiled splash back, coving to ceiling.

OUTSIDE

Metal gate leading to off road parking for approximately 8 vehicles on driveway with hard standing for a further 2 vehicles.

FRONT

DOUBLE GARAGE (24' 1" x 15' 11") - up and over door, window to side with courtesy door, power and light. Four single timber garden sheds, two steel storage containers, Container one (20' 0" x 7' 5") currently being used as office with power and light, broadband, window to front and rear aspect, wall mounted electric heater. Container two (20' 0" x 7' 05") currently being used as storage with power and light.

LARGE GARDEN

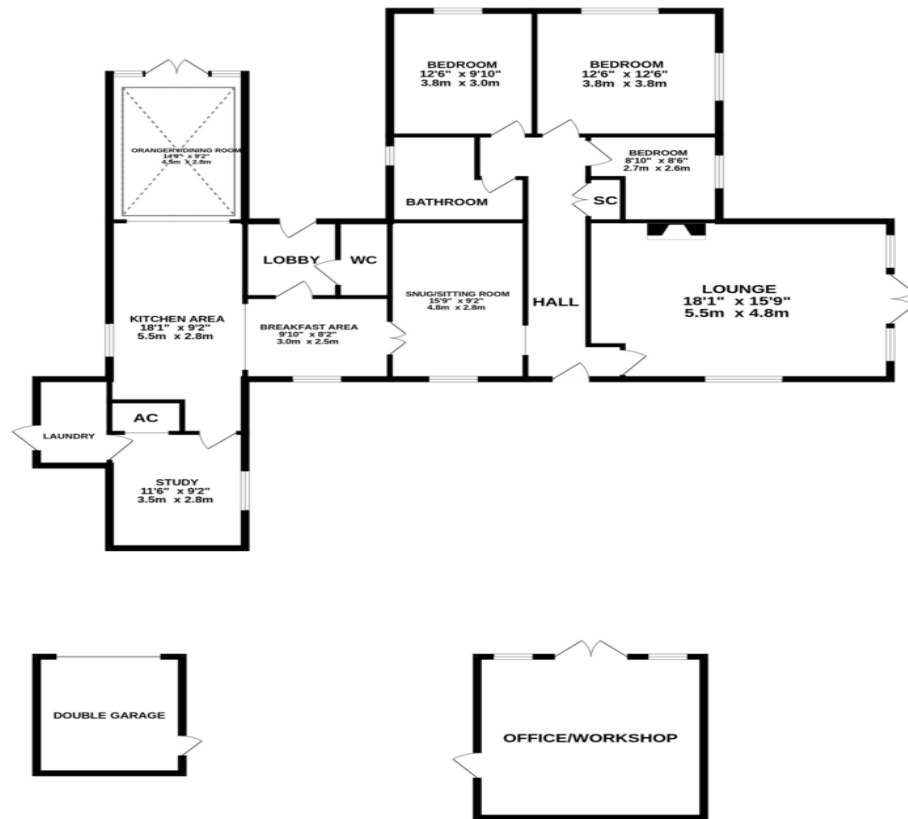
Mainly laid to lawn with raised decking and seating area. Timber framed summer house (9' 5" x 7' 5") with insulation, power and light, glazed windows to front aspect and single glazed door.

GARDEN CABIN

36' 0" x 12' 0" (10.97m x 3.66m) Steps up into:
Area 1 11' 10" x 9' 8" Electric fire with, panelling to walls, opening into:
Area 2 11' 9" x 8' 9" uPVC double glazed window to front and rear aspect, range of fitted eye level base units with work surfaces over, fridge and cooker, spot lights to ceiling.
Area 3 11' 9" x 7' 8" uPVC double glazed window to rear aspect.
Area 4 9' 1" x 5' 6" uPVC double glazed window to rear aspect.



GROUND FLOOR
2008 sq.ft. (186.6 sq.m.) approx.



TOTAL FLOOR AREA : 2008 sq.ft. (186.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements