



15 East Hatley, Sandy, SG19 3JA

Asking Price: £795,000

Freehold

East Hatley, Sandy, SG19 3JA

- Extensively Renovated & Extended Period Property
 - Extended Double Garage & Loft Room
 - Separate Sitting & Living Room's
 - Recently Installed Air Source Heat Pump Heating System
 - Kitchen/Breakfast Area With Pantry
 - Dining Room
 - Four Good Size Bedrooms
 - En-Suite & Four Piece Family Bathroom
 - Versatile Summer House
 - Freehold
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This stunning 4 bedroom detached house in the picturesque countryside village of East Hatley offers a unique blend of traditional charm and modern convenience. The property has been lovingly extended and remodeled over the years to create a versatile living space perfect for families.

Downstairs, the property features separate sitting and living rooms, a large open plan kitchen/breakfast area, and a dining room ideal for entertaining guests. The light-filled sunroom offers breathtaking views of the mature garden, creating a serene oasis within the home. Additional features include a utility room, pantry, and convenient WC.

Upstairs, the property boasts a four piece family bathroom and an ensuite, as well as four well-appointed bedrooms. Bedrooms 1 and 2 benefit from built-in storage, providing ample space for belongings.

Outside, the property impresses with a recently added oversized double garage and converted loft room, as well as an in-and-out driveway with ample parking. A separate standalone garage offers even more storage options. The expansive rear garden is a true highlight, featuring a brick base summer house and plenty of space for outdoor activities.

Located in a peaceful setting in East Hatley, this property is still conveniently close to local amenities, the city of Cambridge, and train stations with fast links to London and the north. Don't miss this opportunity to own a truly remarkable home in a sought-after village location.



Accommodation

Ground Floor

Entrance Hall

WC

Sitting Room 11'11" x 11'11" (3.63m x 3.63m).

Living Room 11'11" x 15'4" (3.63m x 4.67m).

Kitchen/Breakfast Area 9'11" x 29'1" (3.02m x 8.86m).

Pantry

Dining Room 9'11" x 8'1" (3.02m x 2.46m).

Sun Room 14'5" x 11'7" (4.4m x 3.53m).

Utility Room 4'2" x 14'4" (1.27m x 4.37m).

First Floor

Landing

Bedroom 1 9'11" x 14'5" (3.02m x 4.4m).

En-Suite

Family Bathroom 10' x 8'4" (3.05m x 2.54m).

Bedroom 2 12' x 12'3" (3.66m x 3.73m).

Walk In Wardrobe

Bedroom 3 8'11" x 10'8" (2.72m x 3.25m).

Bedroom 4 11'11" x 5'10" (3.63m x 1.78m).

Loft Room 9'8" x 18'11" (2.95m x 5.77m).

Outside

In & Out Driveway

Double Garage 17'9" x 19' (5.4m x 5.8m).

Single Garage

Front Garden

Large Rear Garden

Summer House 11'1" x 9'8" (3.38m x 2.95m).



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Approximate total area⁽¹⁾
 2353.31 ft²
 218.63 m²

Reduced headroom
 22.29 ft²
 2.07 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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