

**1 BROOK END, HATCH,
BEDS, SG19 1PP**

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GUIDE PRICE: £800,000

A UNIQUE AND RARE OPPORTUNITY TO ACQUIRE THIS 5 BEDROOM DETACHED RESIDENCE COMBINED WITH AN EXTENSIVE FAMILY ENTERTAINMENT SUITE ALL SET IN 2.31 ACRES OF ORNATE AND WELL TENDED GROUNDS (STS).

A rare opportunity to acquire this well presented and unique combination of 2 properties all set in 2.31 acres of manicured gardens and located within the desired hamlet of Hatch just to the East of Bedford. The properties are accessed via electric double wooden gates onto an extensive block paved driveway with a feature Koi Carp pond to the middle and providing an abundance of off road parking leading to a double garage which is attached to the family entertainment suite. The main house comprises of 4/5 bedrooms with an en suite to the master, spacious kitchen breakfast room, lounge diner, family room and cloakroom all set within its own formal to gardens to the front and side aspects. The current vendor had previously acquired planning permission (SINCE LAPSED) to greatly enhance the existing main residence to the front and side to create a fantastic family home (plans available to view upon request). If family gatherings, entertaining or possibly a gym/workout venue are high on your list of requirements the family entertainment suite is the jewel in the crown; this splendid building was constructed in 2014 and provides everything you could wish for to entertain the family with a very large games room, purpose built refreshment bar, tasteful cinema room, ladies and gent WC facilities; there is a very large patio area to the rear to seat around 60 guests with a purpose built BBQ area, fire pit, feature water fall and 2nd Koi Carp pond with direct access to the extensive manicured garden. There is also a purpose built office attached to the side and as a secondary suggestion the complex would be perfect to run your own business from home providing ample space and facilities to do so. These two properties give versatility as to the usage, but very rarely do you find such a combination of facilities all together under one title. An internal and external inspection of both properties comes highly recommended to fully appreciate the layout, position and secluded location and options available.

Also, within the confines of the aforementioned, but under its own title, is a splendid 5 double bedroom detached bungalow with 4 ensuite facilities and an amazing open plan kitchen dining family area which is a prime example of open plan living. The brochure for this property is available to view online also and is available for purchase separately at £750,000. **Alternatively, the entire collection of properties is on offer at a guide price of £1,600,000.**

This is a rare opportunity to acquire a selection of properties to facilitate, combined family living for, extended family, own private residence, and a designated family entertainment suite or a fantastic opportunity to work from home but in close proximity to your main residence.

Hatch is a small rural hamlet located to the North of the village of Northill. For everyday amenities the market town of Sandy is 2 miles away and Biggleswade just 5 miles away. Cambridge, with shopping, theatre, arts and leisure facilities is just a 30 minute drive. Northill Church of England Lower School is rated Good by Ofsted, and the private Harpur Trust schools in Bedford are approximately 8 miles away. Sandy railway station has rail links to London Kings Cross in 48 minutes, whilst Bedford railway station has rail links to London St. Pancras International in 47 minutes. International destinations are accessible from Luton Airport which is approximately 24 miles away.

- LARGE FAMILY HOME
- OVER 1907 SQ FEET
- 4/5 BEDROOMS
- SPACIOUS KITCHEN BREAKFAST ROOM
- LOUNGE AND FAMILY ROOM
- EN SUITE TO MASTER
- PLANNING PERMISSION IN PLACE TO EXTEND

- IMPRESSIVE FAMILY ENTERTAINMENT SUITE
- CINEMA ROOM, GAMES ROOM
- SNACK BAR
- PATIO WITH BBQ AREA AND FIRE PIT,
- SEATING SPACE FOR 60 PEOPLE APPROX
- 2.31 ACRE PLOT (STS)
- ATTACHED OFFICE FACILITY

Call Compass Executive Homes on 01234 270333 to arrange your viewing.

COUNCIL TAX TELEPHONE BEDS BOROUGH COUNCIL DIRECT LINE 01234 718097 (Option 5)

EDUCATION DEPARTMENT: TELEPHONE BEDFORDSHIRE COUNTY COUNCIL DIRECT LINE: 01234 228852.

PLEASE NOTE: NONE OF THE SYSTEMS & APPLIANCES IN THIS PROPERTY HAVE BEEN TESTED.

PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.

PLEASE NOTE: AMPLE POWER POINTS THROUGHOUT THIS PROPERTY.

Money Laundering Act 2004 we are required to obtain photographic identification of any persons purchasing a property through our firm. Upon acceptance of an offer you will need to provide an original official document eg new style driving license/passport for copying purposes, to be held on file in order to comply with our obligations as estate agents covered by the act.

Compass Executive Homes for themselves, and for the vendors of the property, whose agents they are, give notice that; (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Executive Homes has any authority to make or give any representation or warranty whatsoever in relation to the property. OCTOBER 2017. These details are presented Subject to Contract and Without Prejudice.

MAP:



Energy Performance Certificate



1, Brook End, Hatch, SANDY, SG19 1PP

Dwelling type: Detached house
Date of assessment: 17 January 2020
Date of certificate: 21 January 2020

Reference number: 8340-7929-1250-4033-5296
Type of assessment: RdSAP, existing dwelling
Total floor area: 170 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

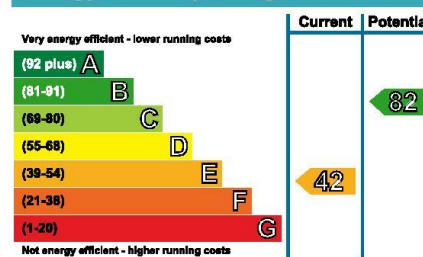
Estimated energy costs of dwelling for 3 years:	£ 7,968
Over 3 years you could save	£ 4,326

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 339 over 3 years	
Heating	£ 6,918 over 3 years	£ 2,916 over 3 years	
Hot Water	£ 756 over 3 years	£ 387 over 3 years	
Totals	£ 7,968	£ 3,642	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

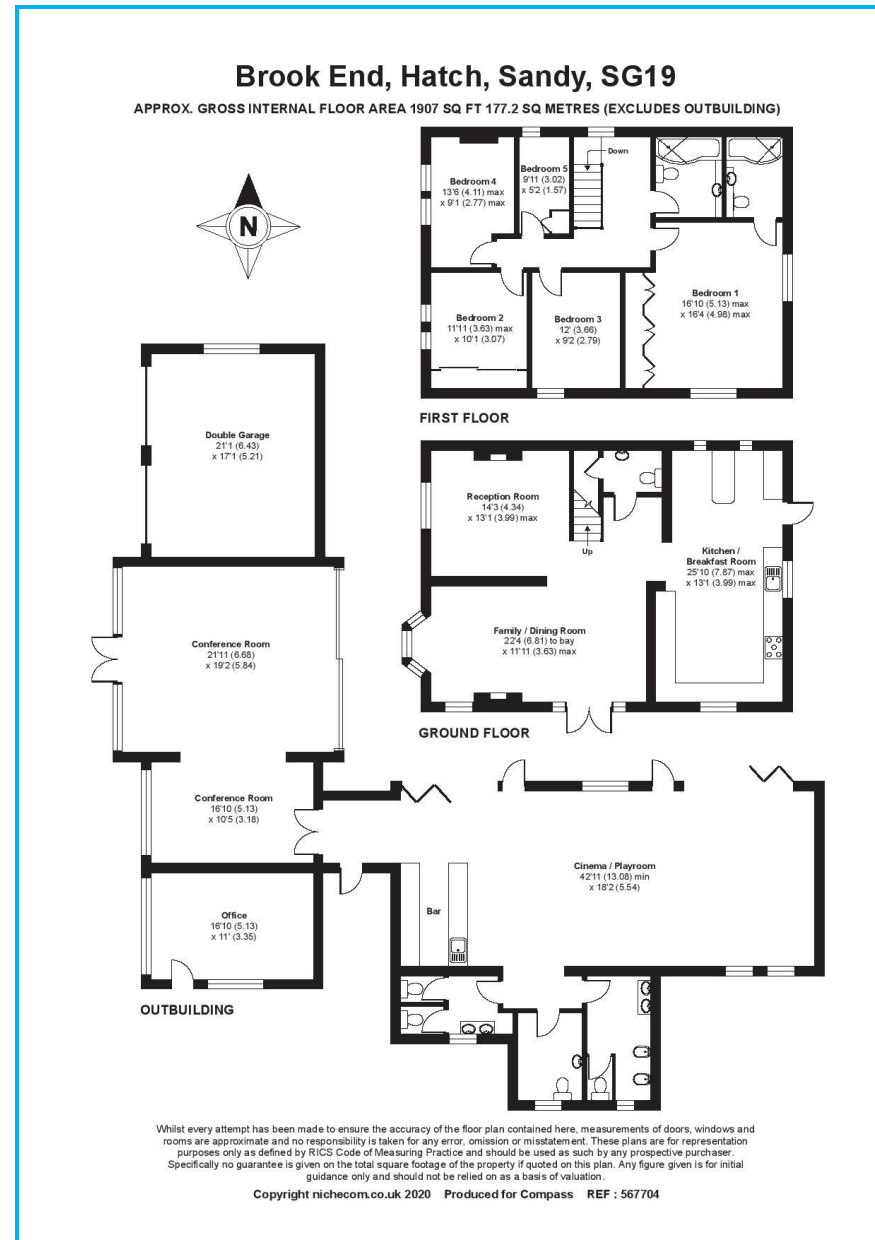
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 2,049
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 366
3 High heat retention storage heaters	£2,400 - £3,600	£ 1,686

See page 3 for a full list of recommendations for this property.

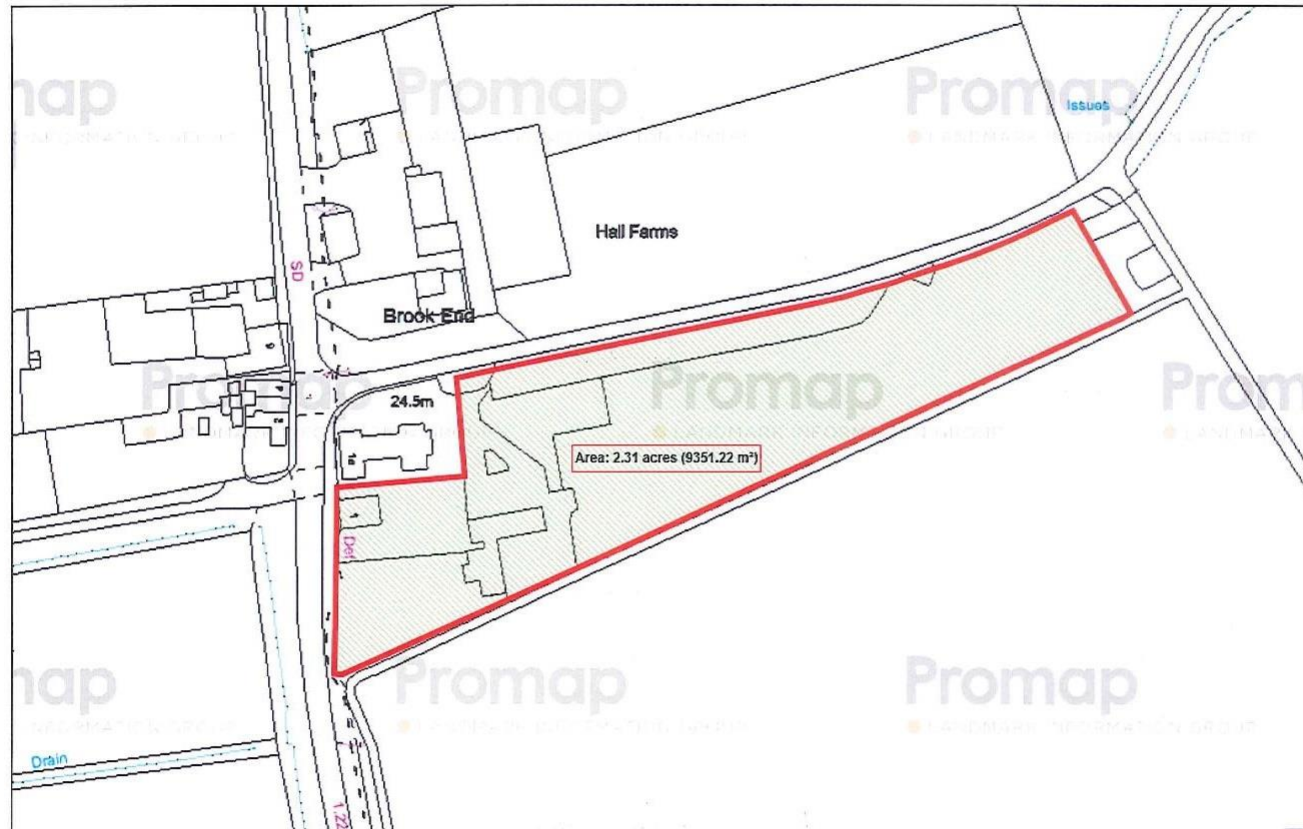
To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

FLOORPLAN:

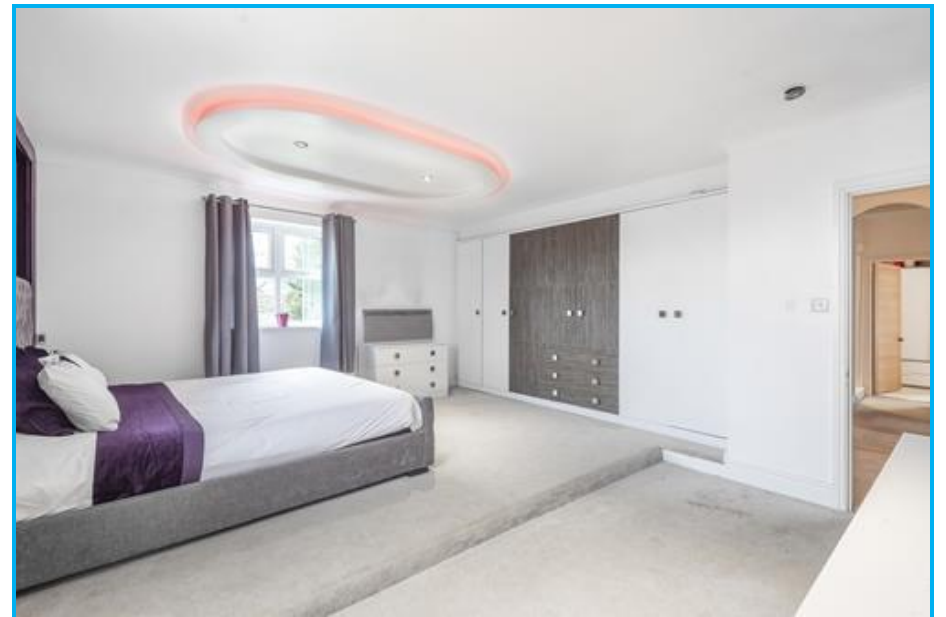


PROMAP:

1 Vinegar Hill, Brook End, Hatch, Beds SG19 1PP (not to scale, for identification only)











COMPASS EXECUTIVE HOMES

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