



Mudlins Dane House, Great Chishill, Hertfordshire

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# Mudlins Dane House

## 49 Barley Road

### Great Chishill

#### Hertfordshire

#### SG8 8SD

A unique and considerable residence with an established garden in popular Great Chishill

Royston Station 5 miles, Audley End station has links to Liverpool Street, (London Kings Cross 37 mins), M11 (J10) 8 miles, The ancient and historic town of Saffron Walden is 8 miles, Cambridge University town is 14 miles

Porch | Reception hall | Drawing room | Family room | Conservatory | Study | Kitchen/breakfast room | Dining room | Utility | Cloakroom  
Principal bedroom with dressing room and en suite shower room | 4 Additional bedrooms, 2 en suite | Family bathroom | Dressing room  
Garden | Approx 3 acres | Garage | EPC D

### The property

49 Barley Road is a striking and spacious detached family home offering almost 3,000 ft. of light-filled accommodation arranged across two floors. The property has undergone an extensive scheme of remodelling under the current owner, a Chartered Architect providing five bedrooms and luxurious, sociable family living spaces. The imposing entranceway opens via double doors into the airy reception hall with stairway and cloakroom. From here, double doors flow into the intriguing open-plan living spaces which include a drawing room with far-reaching views opening to the sunny south-westerly facing conservatory and an adjacent family room with bi-folding doors to a rear terrace. There is an 18 ft. kitchen/breakfast room also opening to the garden and the triple attached garage space, with a range of cabinetry and appliances, ample space for informal dining and a useful utility and an

adjacent formal dining room .  
The roomy first-floor landing with its built-in store cabinet branches off onto the five bright, well-sized and proportioned bedroom suites, including two bedrooms with modern en suite shower rooms and a luxurious principal bedroom with an en suite shower room and fitted dressing room. Completing the floor is a contemporary family bathroom, a further dressing room and a versatile study room.

### Outside

The property is approached via a large herringbone brick-laid driveway with a central formal lawn, giving access to the attached triple garage. The Great Chishill Post Mill is plain to see, being within striking distance of the property. This ancient timber mill is listed and was mentioned in the Domesday Book. The generous plot is surrounded by a wealth of mature and evergreen trees with shrubbery that backs onto rolling open countryside. The wrap-around garden comprises extensive sections of landscaped level lawn and an attractive brick-laid terrace and deck, with pergolas attached to the home. Within the grounds are a wide range of established trees and planting, along with fruit trees and a shaded wooded area.

### Location

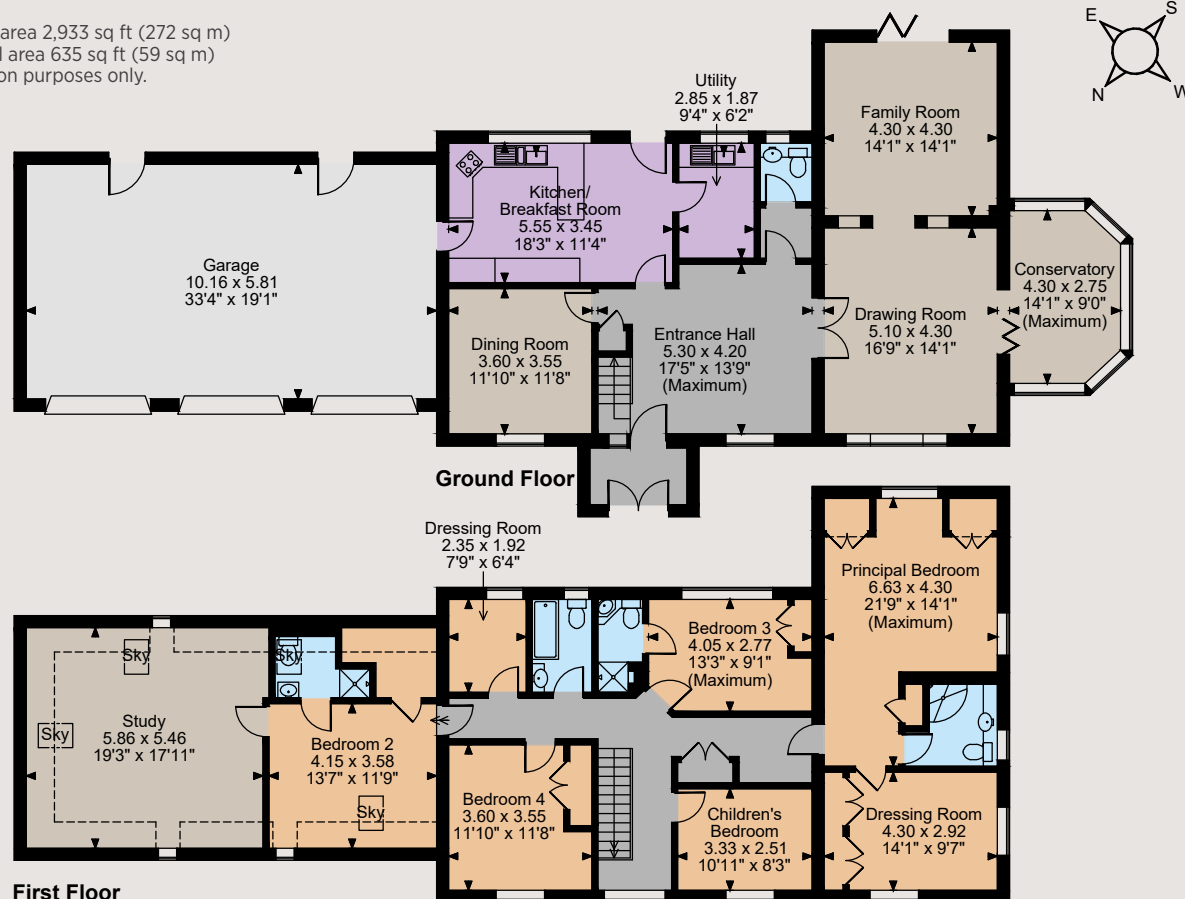
The property benefits from a desirable location between the picturesque villages of Great Chishill and Barley, with their wide range of day-to-day amenities. Under 5 miles distant is the historic market town of Royston, with an even more comprehensive array of green spaces and facilities, including a mainline station with rail services into Cambridge and London's Kings Cross. There are shops, supermarkets, banks, eateries and public houses, along with a library, schools and doctor's and dentist's surgeries. Convenient road links are available via the M11 (Stansted Airport, London, M25) and to the city of Cambridge and the A1 (north and south) via the A10 and A505. Saffron Walden, a historic delight is 8 miles away and the major shopping centre of Cambridge is 14 miles with its restaurants, museums and colleges.







Floorplans  
House internal area 2,933 sq ft (272 sq m)  
Garage internal area 635 sq ft (59 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Directions

From Cambridge head south, taking the A1134 to the M11 at Junction 10, proceeding for 3 miles before taking the A505 exit. Continue for 4 miles before turning left onto Barley Road and proceeding for a further 2 miles. Turn left then turn left again onto Chishill Road. In around 0.7 miles and just past Great Chishill Windmill, the property will be on the right.

## General

**Local Authority:** South Cambridgeshire District Council

**Services:** Mains electricity and water. Private drainage. (We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.) Oil central heating. Solar panels.

**Council Tax:** Band G

**Guide Price:** £1,350,000

## Cambridge

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