



Wedon Way, Bygrave, Hertfordshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

304 Wedon Way

Bygrave

Hertfordshire

SG7 5DX

A detached 6 bedroom family home located in a quiet no-through road on the fringes of a sought-after Hertfordshire village

Baldock and station 1.8 miles (London Kings Cross 37 minutes), Royston 10.2 miles, A1(M) (Jct. 10) 3.2 miles, M11 (Jct. 10) 19.1 miles, London Stansted Airport 29.7 miles, London Luton Airport 19 miles, central London 41.1 miles.

Storm porch | Reception hall | Drawing room
Sitting room | Study | Office | Conservatory
Kitchen/dining/family room | Utility room
Cloakroom | Cellar | Principal bedroom with en suite shower room | 5 Further bedrooms
Study | Family bathroom | Family shower room
Garden | Double garage | Shed | EPC rating D

The property

304 Wedon Way is an attractive modern part-rendered and -timbered property offering more than 4,400 sq. ft. of light-filled flexible accommodation arranged over three floors.

The ground floor accommodation flows from a welcoming reception hall with useful cloakroom and includes a large, raised drawing room with woodburning stove, a spacious sitting room with French doors to the terrace and well-proportioned study and office rooms. The extensive L-shaped kitchen/dining/family room has a range of contemporary wall and base units including a large central island with breakfast bar and modern integrated appliances. The dining area has space for a good-sized table and a door to the terrace and the family area has a freestanding woodburning stove. A neighbouring fitted utility room offers a butler's sink and a door to a triple aspect conservatory

with French doors to the terrace. The property also benefits from a generous cellar, suitable for a variety of uses.

The first floor provides a principal bedroom with built-in storage and modern en suite shower room and five further double bedrooms, one with an inter-connecting study. There is also a family shower room and a spacious contemporary family bathroom.

Outside

Set behind low-level walling topped with iron railings and having plenty of kerb appeal, the property is approached through twin stone pillars and double iron gates over a low-maintenance gravelled forecourt offering parking for multiple vehicles and giving access to the integral double garage, with steps rising to a paved terrace and storm porch beyond. The enclosed rear garden is laid mainly to lawn bordered by mature shrubs and mature trees and features a shed, caged vegetable garden with raised beds and an extensive split-level paved terrace, ideal for entertaining and alfresco dining, the whole enjoying far-reaching views over neighbouring countryside.

Location

Weton Way is a quiet no-through road set on the fringes of the small Hertfordshire village of Bygrave. The nearby market towns of Baldock and Royston offer a wider variety of shops, bars and restaurants, schooling and leisure facilities. Communications links are excellent: the property lies between the A1(M) and M11 and their onward connections to the national motorway network while nearby Baldock station offers fast and regular main line services into Cambridge and central London along with Gatwick airport. The area offers a good selection of independent schools including St. Christopher, St. Francis' College, Kingshott, OneSchool Global Biggleswade, Esland and St. Edmund's College.





Floorplans
House internal area 4,409 sq ft (410sq m)
For identification purposes only.



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

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Directions

From Strutt & Parker's office follow Milton Road to the A14 signposted A428. Merge onto A14, after 2 miles use the left lane to merge onto M11 via the slip road then after 10 miles at junction 10 take the A505 slip road signposted Duxford. At the roundabout take the 3rd exit onto A505, after 16 miles take the B656 signposted Baldock then take the 3rd exit onto Baldock. Follow this road for 1 miles, turn right onto Station Road then turn right onto Bygrave Road. Continue straight for 1 mile, turn right onto Wedon Way. The property will be found on the left.

General

Local Authority: North Hertfordshire

Services: Mains electricity, water and drainage

Council Tax: G

Tenure: Freehold

Guide Price: £1,350,000

Cambridge

1 Cambridge Square, Cambridge, CB4 0AE

01223 459500

Cambridge@struttandparker.com
struttandparker.com

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