

Meadow View, Lilley



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A magnificent contemporary family home with six bedrooms and southwest-facing garden, in the highly sought-after village of Lilley.

Enjoying an idyllic countryside setting, Meadow View lives up to its name, bordered on two sides by open farmland with exceptional far-reaching views. Built in 2018, this outstanding contemporary home offers beautifully appointed accommodation across three floors. Finished to an exceptional standard, it features luxurious bathrooms, underfloor heating throughout, including the garage, heating by air source heat pump and a comprehensive smart home system controlling lighting, blinds and sound.

Every detail has been carefully considered, from the elegant sash windows with shutters to the bespoke European walnut and wrought-iron staircase, creating a striking first impression within the reception hall. Tumbled limestone flooring flows through to the spectacular open-plan kitchen, dining and family room, where a rooflight, French doors and sliding doors flood the space with natural light and create a seamless connection with the garden. The bespoke Humphrey Munson kitchen combines hand-painted and walnut cabinetry with quartz worktops and is arranged around a central island. There is a suite of integrated Miele appliances, and an instant hot water tap for added convenience. A cloakroom and a utility room with laundry facilities add practicality. To the front of the house, the elegant sitting room is arranged around a fireplace with a multi-fuel stove, while a separate reception room provides a flexible or a peaceful workspace.

The first floor is centred around an impressive principal suite, enjoying far-reaching countryside views from a private balcony, together with a walk-in dressing room and en suite shower room. Two further bedrooms share an en suite shower room and a family bathroom, while a staircase behind the garage leads to a superb additional bedroom, currently used as a games room, with independent access and excellent annexe potential, subject to the necessary consents. The second floor provides two further en suite double bedrooms, one featuring a freestanding bath, making this level particularly well suited to guests, older children or an au pair.

4,141 sq ft (384.7 sq m)

Six bedrooms

Three reception rooms

Southwest-facing garden

Garage

Annexe potential

Freehold | Residential

Guide price £1,695,000





Meadow View is a handsome red brick home beneath a slate roof, set back from the road behind decorative brick walls and an expansive resin driveway providing parking for several vehicles and access to the integral garage with an electric door.

Timber gates lead through to the beautifully landscaped south-west facing rear garden, thoughtfully designed for both family life and entertaining. A substantial sandstone terrace spans the rear of the house, creating an inviting setting for al fresco dining and relaxation. Framed by low brick walls, steps rise to a generous lawn, enclosed to provide a safe space for children and pets. Mature trees to one side provide privacy and structure, while timber fencing topped with stock-fencing preserves the exceptional far-reaching views across the surrounding North Hertfordshire countryside. Borders planted with lavender, ornamental shrubs and elegant silver birch trees bring colour, texture and year-round interest, while a garden shed provides useful storage.

Location

Meadow View is situated to the south of Lilley a highly desirable North Hertfordshire village for its setting surrounded by rolling farmland, with excellent access to footpaths, bridleways and byways virtually from the doorstep. There is excellent road access with the A505 passing just south of the village, linking Luton in the west and Hitchin in the east. Junction 10 of the M1 is about seven miles distant. Lilley has a pub, church, cricket club and dog walking field, with day-to-day amenities found in Hitchin including high street shopping, health and leisure services and several excellent schools. There is also a primary school in Offley, less than two miles away. Sport and leisure are well provided for, with a sports centre on the eastern edge of Luton and several golf courses locally such as Letchworth, South Beds and Chalgrave Manor. Cycling, riding, walking and running can also be enjoyed in the nearby Pegsdon Hills and Oughtonhead Common nature reserves. There are mainline rail links from Luton Parkway and Hitchin.

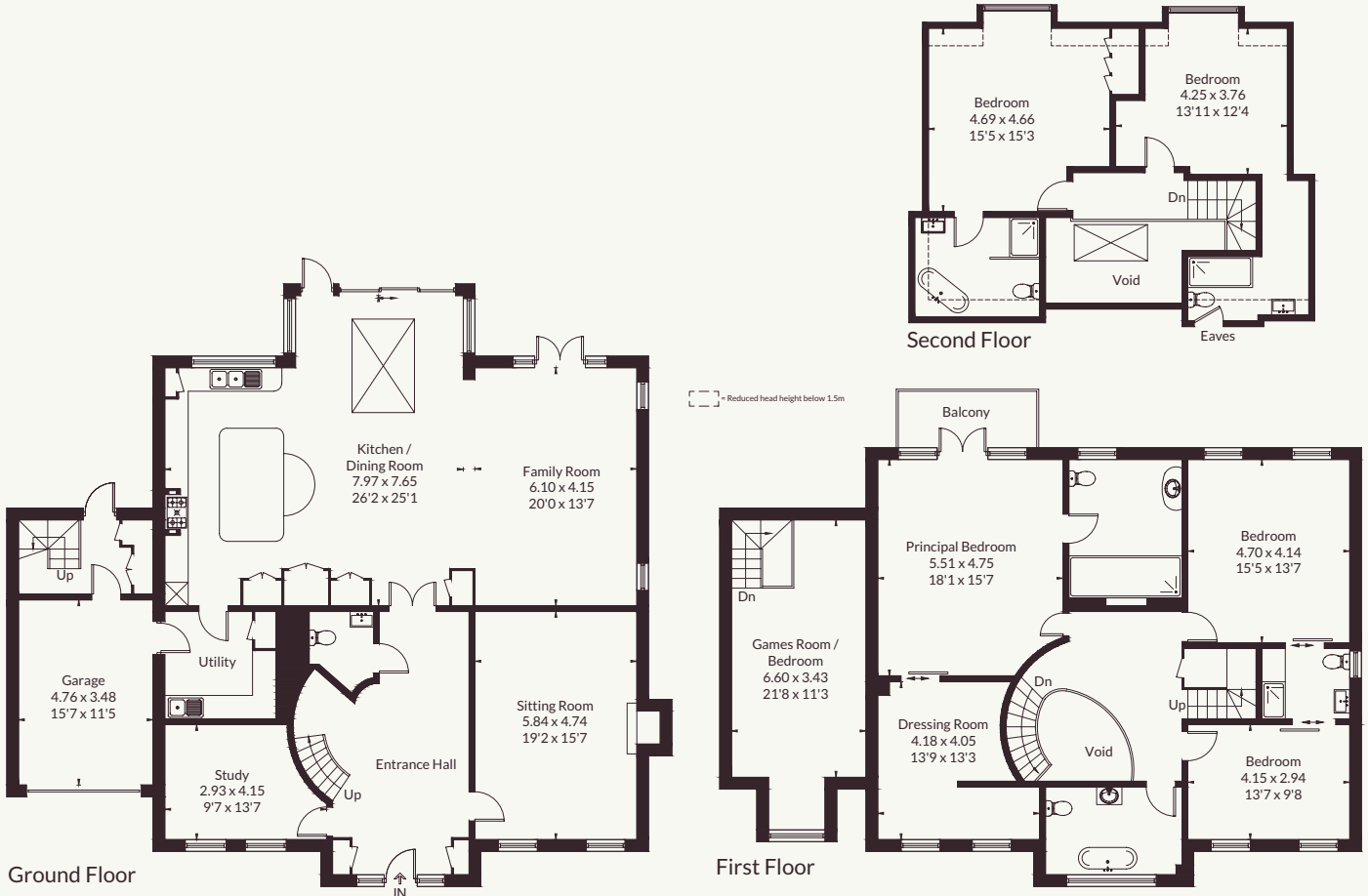
Postcode region: LU2

General

Local Authority: North Hertfordshire Council
 Services: Mains electricity, drainage and water. Air source heat pump.
 Council Tax: Band G
 EPC Rating: B
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Approximate Floor Area = 384.7 sq m / 4141 sq ft (Excluding Voids)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #112108

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