



Arkle House

Upton End Road, Shillington, SG5 3PG

Gavin Mills
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Arkle House

Guide Price £1,500,000

A beautifully presented four/five bedroom detached property, set in gated landscaped grounds, in the Bedfordshire/Hertfordshire border village of Shillington.

Recently extended, Arkle House has versatile and spacious accommodation in excess of 3600 sq.ft., set over two floors, along with a variety of outbuildings, including a garden bar/pavilion and a stable block, which is currently utilised as workshop and store area.

Ground Floor Accommodation

The entrance hall has stairs to the first floor and a large walk-in store cupboard, together with access to one of two ground floor cloakrooms. There is a kitchen/breakfast room and the large utility area has a built-in pantry cupboard. Arkle House has four main reception rooms. The recently extended garden room has a feature fireplace, with an inset wood burning stove, and bi-folding doors leading to the rear garden. The sunken lounge also has bi-folding doors to the rear garden. There is a music room/snug and a study. To the side of the property, an additional entrance gives access to the utility area and the double garage.

First Floor Accommodation

The master suite has a range of built-in wardrobes and storage, including a walk-in dressing room, which was, formerly, the fifth

bedroom/nursery. There is a free-standing bath and en-suite shower room. The master bedroom has glazed double doors opening to a balcony, which has views over the rear gardens and neighbouring paddocks. The guest suite has a dressing room and en-suite bathroom. The two further double bedrooms both have built-in wardrobes and there is a family bathroom.

Outside

To the front, electric wrought iron gates open to a driveway, for several vehicles, ahead of the double garage. The rear gardens are laid to lawn and paved patio seating areas, with a variety of mature flower and shrub beds and borders, as well as a feature well and garden pond. There is a wild meadow, to the side, with a mown path, through wild flower beds, and a variety of fruit trees.

Outbuildings

The garden bar/pavilion has built-in seating and a WC, together with a separate gardeners WC, which is accessed from the rear of the building. The stable block is currently used as workshop/storage area and there is a further garden shed/wood store. To the rear of the garden, a timber under slate roof gazebo is perfect for entertaining.





Call Gavin Mills to arrange a viewing on **07971 807 341**

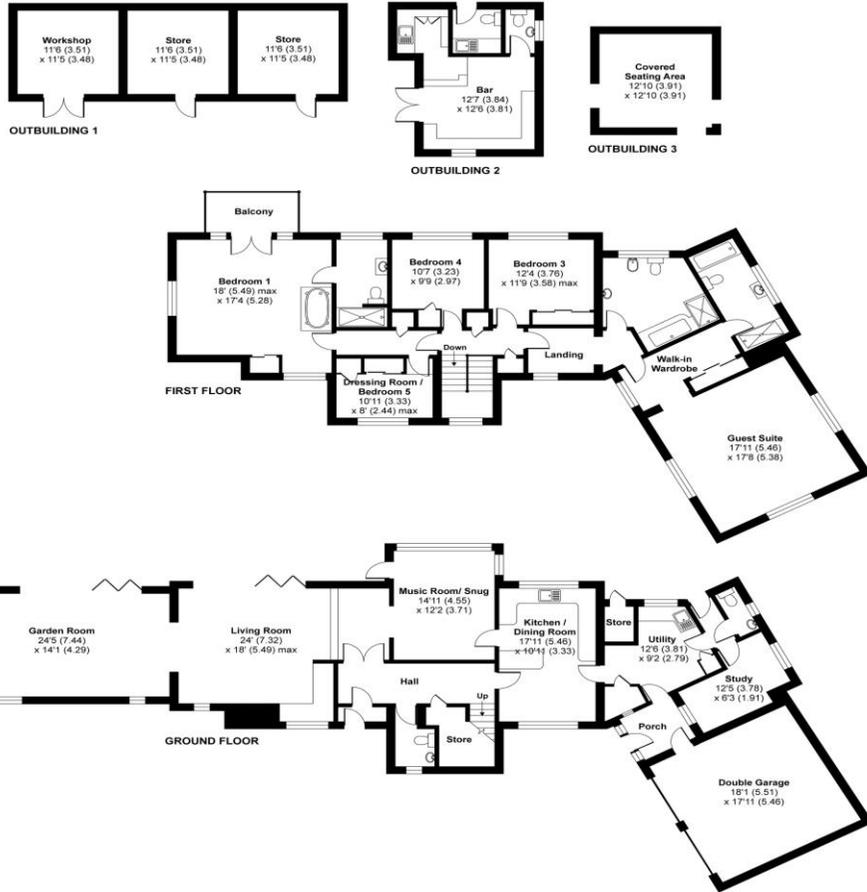
Upton End Road, Shillington, Hitchin, SG5

Approximate Area = 3646 sq ft / 338.7 sq m (includes garage)

Outbuildings = 845 sq ft / 78.5 sq m

Total = 4491 sq ft / 417.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Gavin Mills Powered by EXP. REF: 758457



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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