



Astwick Road

Stotfold,
Bedfordshire, SG5 4AP
£850,000

country
properties

Built in 2002, Silverbirch House is a distinctive and individual home, combining character, space and modern family living. The property offers an impressive range of living and reception spaces, providing flexibility to suit the needs of a growing family. Outside, the double garage, ample off road parking, the substantial gardens and generous grounds are a real highlight, creating an excellent space for entertaining, relaxing and enjoying family life. A unique home with impressive proportions and plenty of scope to make it your own, Silverbirch House offers a rare combination of space, character and lifestyle.

- Individual home with impressive character features
- Recently modernized throughout including Kitchen and Bathrooms
- Generous off-road parking to the front and rear of the property
- Excellent transport links, with easy access to the A1(M) and Arlesey mainline station, providing fast and convenient rail connections into London
- Two fully functional outbuildings Ideal for home working, hobbies or entertaining
- Detached double garage
- Superbly positioned in the heart of Stotfold, within easy walking distance of Stotfold Mill & Nature Reserve and the village green, while also being conveniently placed for the local amenities
- Highly regarded schooling for all age groups



INTERNAL

GROUND FLOOR

Entrance Porch

Double glazed windows to front and side aspect. Door to entrance hall.

Entrance Hall

Oak flooring. Carpeted stairs rising to first floor, with feature oak banisters and understairs storage cupboard. Feature bespoke oak shelving and storage units. Radiator. Additional storage cupboard. Doors to Living room, Study, Cloakroom and multi pane part glazed double doors onto Dining room/Kitchen. Window to entrance porch.

Living Room

Double glazed sash window to rear aspect. Fitted carpet. Feature inglenook gas fireplace with wooden mantel beam and exposed feature brick wall. Radiator.

Kitchen/Breakfast Room

19' 6" x 11' 11" (5.95m x 3.39m) Refitted Scott Gray kitchen wall and base units with Quartz worktops and upstands over. Undermount double sink with swan neck pull out hose mixer tap over. Eye level Neff electric hide and slide double oven and grill. Inset 5 ring gas hob with extractor fan over and splashback. Central kitchen island with breakfast bar, drawer units and space for wine cooler. Integrated fridge/freezer. Integrated dishwasher. Feature wall with TV point and inset shelving. Stone effect tiled flooring with underfloor heating. Double glazed sash window to side aspect. Double glazed double patio doors onto rear garden.

Utility

11' 2" x 6' 9" (3.39m x 2.05m) Double glazed sash window to front aspect. Door to side aspect. Base units with worksurfaces over and inset sink with mixer tap over. Plumbing and space for washing machine and tumble dryer. Stone effect tiled flooring with underfloor heating.

Dining Room

10' 10" x 10' 2" (3.30m x 3.09m) Double glazed French patio doors onto rear garden with wing windows to both sides and two Velux windows. Stone effect tiled flooring with underfloor heating. Open plan to Kitchen/Breakfast room.

Study

12' 8" max x 9' 5" (3.87m max x 2.87m) Fitted shelving and storage units. Fitted carpet. Radiator. Double glazed sash window to front aspect.



Cloakroom

Vanity wash hand basin and low level WC unit.
Radiator. Obscure window to porch.

FIRST FLOOR

Landing

Galleried landing with carpeted flooring. Airing cupboard housing a megaflow water tank.
Additional airing cupboard. Loft access. Doors to all bedrooms and family bathroom.

Bedroom One

13' 3" x 11' 3" max (4.03m x 3.42m max) Master bedroom with double glazed sash window to front aspect. Fitted carpet. Fitted wardrobes, matching bedside tables and over bed storage units. Fitted carpet. Radiator enclosed in decorative cover. Door to En suite.

En Suite

Fully tiled suite comprising vanity wash hand basin and low level WC unit. Fully tiled double shower cubicle with power shower. Wall mounted mirrored bathroom cabinet. Fitted bathroom storage unit. Tiled flooring. Extractor fan. Heated towel rail.

Bedroom Two

13' 1" x 12' 8" (3.98m x 3.87m) Double glazed sash window to rear aspect. Fitted carpet. Fitted wardrobes and storage cupboard. Radiator.



Bedroom Three

11' 2" x 9' 4" (3.41m x 2.84m) 11' 2" x 9' 4" (3.41m x 2.84m) Double glazed sash window to rear aspect. Fitted carpet. Fitted wardrobes. Radiator.

Bedroom Four

10' 8" x 9' 11" (3.25m x 3.02m) Double glazed sash window to front aspect. Fitted carpet. Fitted wardrobes. Radiator.

Bathroom

Bathroom suite comprising vanity wash hand basin and low level WC unit. Matching storage unit. Panel enclosed bath tub with shower over, fully tiled splashback wall and glass shower screen to side. Heated towel rail. Spot lights and wall mounted light up bathroom mirror. Wood effect laminate flooring. Double glazed obscure sash window to front aspect.

OUTSIDE

Front Garden

Shingled front garden with decorative shrubs. Block paved driveway to front of the property providing off road parking space for up to four vehicles.

Rear Garden

Landscaped East facing rear garden mainly laid to lawn, variety of established shrubs and trees, paved patio area, covered garden swing area and further paved patio seating area to rear of the garden. External power. External water tap. Block paved path leading to a cabin. Summer house/games room with power, light, TV point and WiFi. Gated access to front and side.

Cabin/Studio

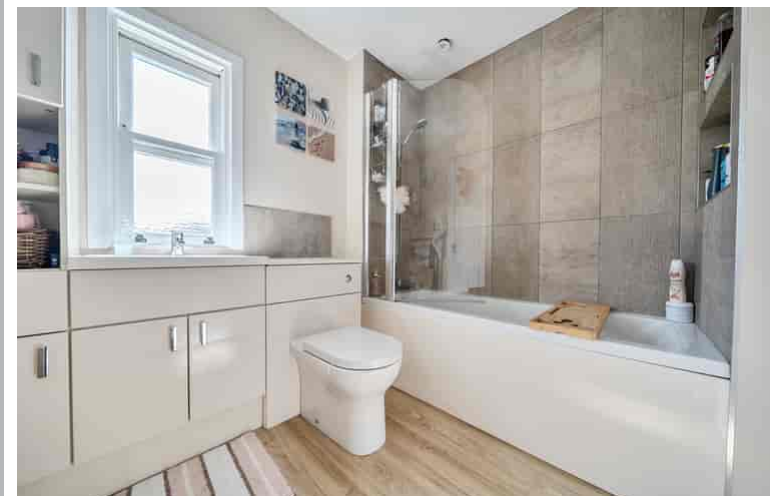
9' 7" x 7' 8" (2.93m x 2.33m) Insulated garden studio with power and light.

Summer House

17' 4" x 14' 2" (5.29m x 4.32m) Power and light, TV point, WiFi. Carpeted flooring. Electric heater. New double glazed windows and doors.

Garage and Parking

Double garage with up and over electric doors. Power and light. Fitted wall units. External light. Blocked paved area to front providing off road parking for up to three vehicles.







Approximate Area = 1838 sq ft / 170.7 sq m (exclude void)

Garage = 396 sq ft / 36.7 sq m

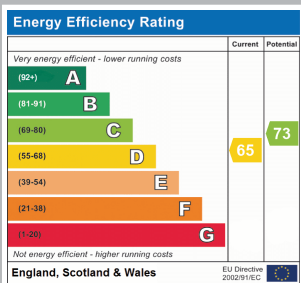
Outbuilding = 319 sq ft / 29.6 sq m

Total = 2553 sq ft / 237 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Country Properties. REF: 1509179



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Viewing by appointment only

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