



HARVEY ROBINSON

Guide Price

£650,000

East Hatley

Sandy, SG19 3JA



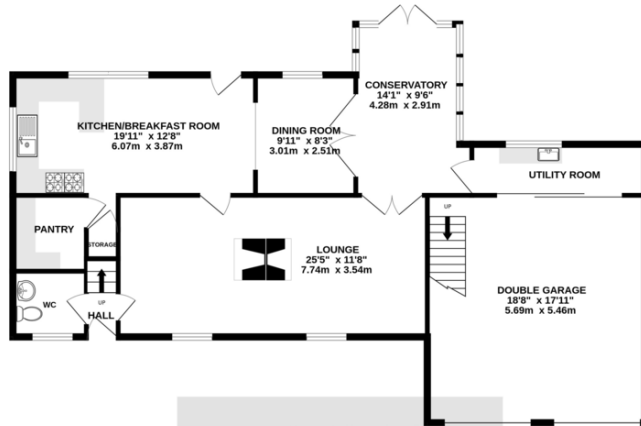
A spacious and extended four-bedroom detached home, offered chain-free, situated in the peaceful village of East Hatley. Lovingly maintained and improved by generations of the same family since the 1950s, this characterful property blends original features with thoughtful modern upgrades, making it ideal for families seeking flexible living in a quiet countryside setting. The ground floor provides generous and versatile living space, including a dual-aspect lounge and sitting room centred around a feature brick fireplace, a large open-plan kitchen/dining room with access to a separate pantry, a modern cloakroom, and an additional reception room leading into a bright, double-glazed sunroom with views across the rear garden. There is also internal access to a utility area and an oversized double garage with a converted loft room offering further potential. Upstairs, the principal bedroom enjoys open countryside views, fitted wardrobes, and an en-suite shower room. A second double bedroom benefits from a walk-in wardrobe, while two further bedrooms are serviced by a spacious five-piece family bathroom. Externally, the home sits on a generous plot with a sweeping driveway to the front providing ample parking. The rear garden is mature and south-easterly facing, featuring established planting, lawn, sociable patio areas, and vegetable plots. Additional outbuildings include a second garage, a summer house with a brick base, and a garden store.



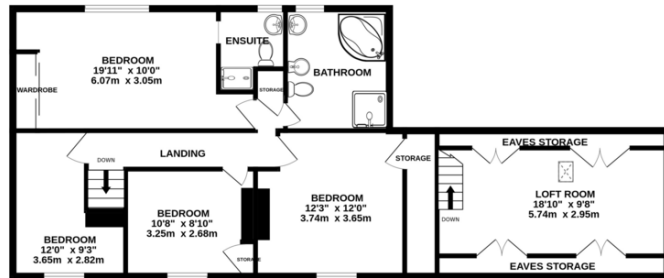




GROUND FLOOR  
1177 sq.ft. (109.3 sq.m.) approx.



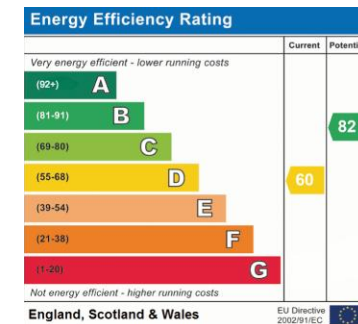
HARVEY  
ROBINSON  
1ST FLOOR  
941 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA: 2118 sq.ft. (196.7 sq.m.) approx.  
Made with Metropix ©2025

## FAQs

Property Tenure: Freehold  
 Property Constructed: 1820 - owned for 36 years  
 EPC Rating: D  
 Property Tenure: Freehold  
 Boiler installed: 2016  
 Last serviced: 2025  
 Council Tax Band: F £3445 annually  
 Heating Type: Airsource heat pump  
 Electric: Mains & Solar Panels = £180pcm  
 Water & Sewage: Mains = £27pcm  
 Water metre location: in Utility  
 Broadband: Fibre to premises  
 Rear Garden Aspect: South  
 Fence boundary: Back fence  
 Loft boarded: No - they use loft room  
 Postcode for SatNav: SG19 3JA  
 What3Words Location: Jetliner.Subjects.Acrobats



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

### OFFICE ADDRESS

5 Purcell Place, Sullivan Court,  
 Biggleswade, Bedfordshire,  
 SG18 8SX

### CONTACT

01767 660770  
 biggleswade@harveyrobinson.co.uk  
 www.harveyrobinson.co.uk