



57 BUTTS Road, MURRUMBATEMAN, NSW 2582

ENGLAND'S CREEK England's Creek provides you with the perfect meeting point between traditional country values and inspired modern living.

Equipped with an exciting set of atmospherics, England's Creek cleverly combines its surroundings-influenced home, tranquil gardens and larger block to give it its own stand-out identity.

England Creek's 351m2 homestead was constructed over 2 phases, with a light filled, glazed, entry foyer used to link the original bedroom wing of the home to the more recent living area.

This north-facing addition was orientated and designed by the talented building designer John Armes, whose brief was to create a big light filled internal space, plus capture the encompassing views over the surrounding gardens, amazing water features and outlying block areas.

The result was an inspirational 122m2 solar passive Baronial Hall style of living area that perfectly splices the home to the gardens. It's a creative visual and physical seamless experience.

TYPE: For Sale

INTERNET ID: 300P187143

SALE DETAILS

By Negotiation

CONTACT DETAILS

John Lennie
0407 417 783

The combination of huge double glazed windows, high coffered ceilings and sealed concrete floors provide one refined yet tactile living space.

The home's fully equipped kitchen has plenty of meal preparation and storage spaces, a very chic' 90cm stainless steel cooker and massive 290x120 stone topped island bench where you can line the kids up at breakfast time each morning. If you need even more kitchen pantry space there's a 21m2 laundry/utility room tucked away behind the kitchen wall for your preserves, wine and other goodies.

Expertly planned, the gardens consist of green lawns, mature specimen trees, colourful flower beds and wild duck loving water feature ponds. Designed for reflective tranquillity there's plenty of shady spots to pull up a garden chair and sip on your favourite Sunday afternoon brew.

England's Creek's 40 acre block is perfect for grazing sheep, horses and pure recreational enjoyment.

There's also an exciting option to collaboratively purchase the adjacent 31 acre property, 33 Butts Road (aka, England's Creek Vineyard), property which shares the England's Creek boundary. This complementary purchase would give you a combined and adjoining 71 acre parcel of land with a productive vineyard and enhanced rural production dynamics.

Essentially, England's Creek is an expressive and superbly composed rural recreation property.

Property Technical Specifications

Â· Residence: original homestead section built c. late 1980's with added section 2011, 219.5m2 of living area, 66.82m2 of covered verandah area, 18m2 of covered alfresco area, 54.72m2 of attached carport area, total area under roof: 359.1m2/38.61sq approx...

Â· Residential features:

- stunning modern-era rural architectural lines
- 13m2 entry foyer/home section nexus area with theme setting views over the rear dam/water feature
- 122.25m2 baronial hall style solar-passive main living area:

Ã# superb kitchen with stone topped work benches including a 290x120cm island bench, Omega 90cm stainless steel electric cooktop/oven & ample soft close cabinetry storage spaces

Ã# open plan lounge/dining area with direct access to the north facing 38m2 garden sun patio & covered alfresco

Ã# built in gas fireplace

• double glazed panorama windows/doors

• sealed concrete floors

• outstanding views over the rear dams & gardens

• 21m² additional pantry space/laundry/utility room

• Solar 2.2kw

- 84m² bedroom wing with 3 bedrooms including a spacious master bedroom suite with recently upgraded ensuite/dressing room & direct access to the rear verandah- 2 bedrooms have robes, all 3 have verandah access, office/study area, family bathroom

• Climate control: solar passive/double glazed 2011 section of the home, split-cycle air-conditioning unit to the main living area, wall & ceiling cavity insulation

• Hot water: Rinnai infinity gas to the later section & electric to the original section of the home

• Garaging: 7.2x7.6m carport with 227cm clearance with internal access to the home, 10x10m post/tin detached farm shed/garage with 250cm open front clearance, ample guest and larger vehicle parking adjacent to the home

• Gardens: formal entry driveway flanked by ornate mature trees, many other well established specimen trees including oaks, ash, conifer, rolling green dotted lawns dotted with trees, beautiful garden beds, raised vegetable/herb gardens

• Potable/household water supply: 120,000lt/26,000gall above ground rainwater

• Non-potable water supply:

- rear of home dam/pond water pumped to several distributed taps

- surface collection stock dam

- Spring Creek crosses the property to the rear of the house block, feeding into England's Creek that runs just outside of the property's southern boundary

- England's Creek riparian rights

• Sewerage: bio-septic system with treated water dispersed around the garden areas

• Block: 16.07ha/39.71ac of (freehold) sheltered & level from the entry across the house block, gradually rising to mildly undulating sheltered land ideal for horses, sheep & alpacas

• Dual-occupancy potential: dual-occupancies permitted under R1 zoning (SCTA)

• Location & approach: exit the north of Murrumbateman village & turn right to the end of Hillview Drive where you turn right onto Keirs Road until reaching Butts Road. The property is located 30km from the ACT border & 7.3km from Murrumbateman village, with the final section being 1000m of unsealed road to the property gate

• Services: 3-day letter mail to the front gate, household/recycle waste to be taken to Murrumbateman tip, school bus services to/from Canberra/Yass in Murrumbateman village

• Zoning: Yass Valley Council, RU1 (Primary Production)

• Located a short 7 minute drive from Murrumbateman village and 30km from the ACT, England's Creek allows you to immerse yourself in the best of country living but still be in easy reach of your Canberra office and the local shops, early education facilities and services.

- Land Area 16.07 hectares
- Bedrooms: 3
- Bathrooms: 2







