



Church Cottage, Lutton
£325,000 Freehold

**Sharman
Quinney**

Key Features



- NO ONWARD CHAIN !!!
- Large garden
- Room to improve
- Reception room with large inglenook
- Quiet desirable village location
- Grade II Listed

Nestled beside a picturesque medieval village church, this extended three-bedroom cottage offers a rare blend of character, space, and potential. Showcasing beautiful period features, including an impressive inglenook fireplace. The property is full of character and charm throughout. The cottage provides generous storage, versatile living areas, and plenty of scope for further improvement or personalisation. Outside, the large garden offers an idyllic setting for relaxing, entertaining or exploring landscaping ideas. A unique opportunity to create your ideal home in a truly enchanting setting.



Lounge (15' 00" x 13' 4") 4.57m x 4.08m

Kitchen/Diner (18' 2" x 16' 9") 5.54m x 5.15m

Dining room (16' 5" max x 14' 7") 5.02m max x 4.48m

Utility room (6' 6" x 6' 3") 2.01m x 1.92m

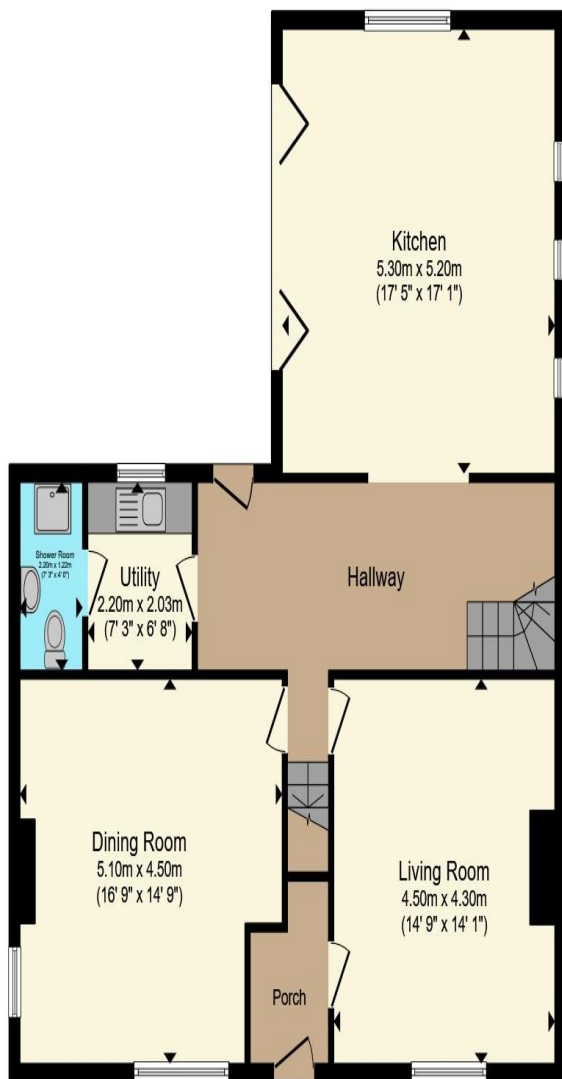
Bedroom one (17' 4" x 15' 4") 5.30m x 4.69m

Bedroom two (15' 4" x 11' 3") 4.69m x 3.44m

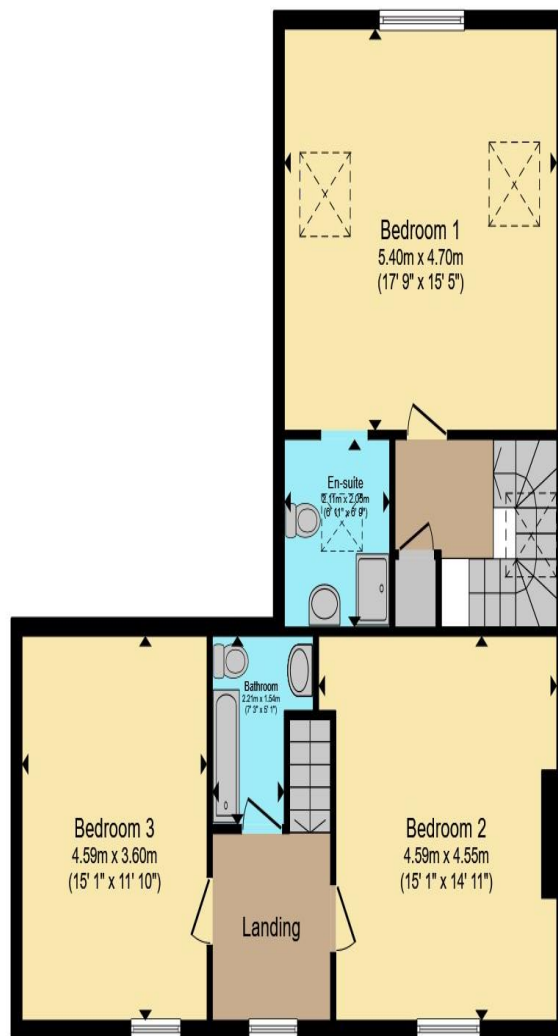
Bedroom three (5' 5" x 13' 4" max) 1.67m x 4.08m max

"All services/appliances have not, and will not be tested."





Ground Floor



First Floor

Total floor area 183.2 m² (1,972 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
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01832 274567

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