



**Kennedy
& Foster**
EXECUTIVE HOMES

Vine Cottage, 21 Ickwell Road, Northill
SG18 9AB

Guide Price £700,000 – 725,000

A wonderful 4 Bed Detached House located in Northill.

- EXTENDED DETACHED 4/5 BEDROOM FAMILY HOME
- BUILT C1850
- COMBINATION OF OLD AND NEW
- 4 RECEPTION ROOMS
- CONSERVATORY
- REFITTED KITCHEN AND SEPARATE UTILITY
- WELL SITUATED FOR EFFORTLESS COMMUTE BY TRAIN OR CAR
- REFITTED BATHROOM AND SHOWER ROOM
- BEAUTIFUL MATURE GARDENS
- DETACHED DOUBLE GARAGE

Vine cottage originally built c1850 and extended in latter years to provide ample space for our vendors growing family which has been our vendors family home for over 22 years. This beautifully appointed detached executive home is situated in the heart of this highly desirable village of Northill with a short walk to the village duck pond, a 14th Century church and a stylish country pub and gardens. Combining old and new this stunning family home boasts mature gardens with seating areas, summer house, large lawn area and mature shrubs and trees. The property offers versatile accommodation as follows: Entrance hall with exposed brick wall, cloakroom, lounge, study/snug, bedroom 5/music/games room, dining room, conservatory, refitted kitchen with built in appliances and Island and a separate utility. To the first floor are 4 double bedrooms, refitted bathroom a separate shower room. To the outside is a detached double garage together with a courtyard patio area and a barn ideal for many uses.





Property Description

FRONT DOOR INTO:

ENTRANCE HALL

Exposed brick wall with stairs leading to first floor. Doors to:

CLOAKROOM

Low level w.c. Pedestal basin. Heated towel rail. Marble tiled floor and wall tiling to half height. Window to side.

LOUNGE

24' 02" x 12' 00" (7.37m x 3.66m) Multi fuel burner set in brick fireplace with brick wall with alcove housing logs and side plinth. Wall light points. Door to:

STUDY / SNUG

16' 07" x 8' 08" (5.05m x 2.64m) A versatile room ideal for many uses. uPVC double glazed window to front and side aspects. Double radiator. Feature brick with cupboard housing meters and consumer unit. Door to:

BEDROOM FIVE/MUSIC/GAMES ROOM

16' 11" x 8' 03 max." (5.16m x 2.51m) Double radiator. uPVC double glazed window to side. uPVC double glazed door to rear courtyard and barn.

DINING ROOM

11' 11" x 11' 11" (3.63m x 3.63m) Accessed from the entrance hall. Under stairs storage cupboard. Window to side/ Feature fireplace. Door to kitchen. Door to:

CONSERVATORY

8' 06" x 7' 06" (2.59m x 2.29m) uPVC double glazed sliding door to the gardens. Radiator.

REFITTED KITCHEN

14' 11" x 11' 01" (4.55m x 3.38m) Refitted kitchen in 2021 offering a wide range of white high gloss handleless soft closing wall, bas and drawers, Minerva worktop over. Integrated fridge/freezer, self cleaning Neff oven with slide and hide door and microwave oven with plate warming setting. Inset sink with mixer tap. Induction hob with extractor over. Island with Minerva work top, drawers and cupboards under. Breakfast bar. Dual aspect uPVC double glazed windows. Door leading to:

UTILITY ROOM

9' 11" x 8' 03" (3.02m x 2.51m) Base cupboard and drawers. Space for tumble dryer and washing machine work tops over. Space for single drainer sink unit with mixer tap. Tall cupboard. uPVC double glazed window and door to rear. Heated towel rail.

FIRST FLOOR LANDING

Boarded with ladder and light. uPVC double glazed window to side. Radiator. Door to:





BEDROOM

19' 00" x 10' 04" (5.79m x 3.15m) Two radiators. Two uPVC double glazed windows to rear. (Potential to split into 2 rooms if required and sts)

BEDROOM

12' 00" x 11' 11" (3.66m x 3.63m) Double radiator. uPVC double glazed window.

REFITTED BATHROOM

Freestanding double ended bath with mixer tap and hand shower. Wash hand basin with cupboard under. Close coupled w.c. Heated towel rail. Double doors opening to airing cupboard with cylinder and shelving. Frosted uPVC double glazed window to side. Loft hatch.

BEDROOM

17' 08" x 11' 10" (5.38m x 3.68m) Radiator. uPVC double glazed window to front. Built in cupboard with hanging rail and storage.

BEDROOM

14' 03" x 8' 00" (4.34m x 2.44m) Radiator. uPVC double glazed window to front. Built in cupboard with hanging rail and storage. Shelved storage cupboard.

SHOWER ROOM

Double shower with electric shower over. Pedestal basin. Low level w.c. Heated towel rail. Frosted uPVC double glazed window to rear.



OUTSIDE

FRONT

Gated access leading to driveway for approx. 6 cars and double garage. Gated access to the property and gardens.

DOUBLE GARAGE

19' 07" x 18' 05" (5.97m x 5.61m) Two electric up and over doors. Power and light. Car pit with light. Personnel door to gardens.

GARDENS

Beautiful gardens of a very good size which are laid to lawn, paved patio areas, green house, summer house, pergola ideal seating area, mature shrubs and trees and outside tap. To the rear of the property is a paved courtyard with feature well. Cupboard housing oil fired boiler. BARN With power and light pitched slated tiled roof ideal for many uses. To the side of the property hidden away is the oil tank.

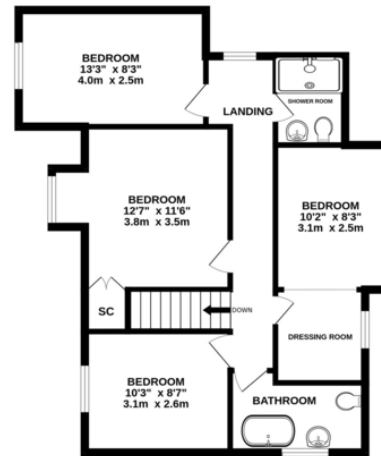




GROUND FLOOR
1170 sq.ft. (108.7 sq.m.) approx.



1ST FLOOR
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1811 sq.ft. (168.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Tax band G

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

VIEWINGS

Strictly by prior appointment with the agent.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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