

## PROPERTY SUMMARY

We are delighted to be marketing this charming grade II listed, 18th century thatched cottage located in the sought after village of Great Barford. Originally one dwelling this property and the neighbouring home were split in to two semi-detached cottages approximately 60 years ago. The property offers versatile accommodation which is enhanced with the self-contained annexe located within the gardens. The ground floor accommodation comprises of a large lounge/diner with an inglenook fireplace, a fitted kitchen, and bathroom to the ground floor, with two bedrooms to the first floor. Outside there is a self-contained annexe with a bedroom, kitchen, and shower room, adjoining the annexe is a workshop. At the bottom of the well-maintained rear garden is an insulated summer house that would make a perfect home office. The property is accessed via a gravelled driveway with off-road parking for several vehicles. Please contact our Biggleswade branch to arrange a viewing.













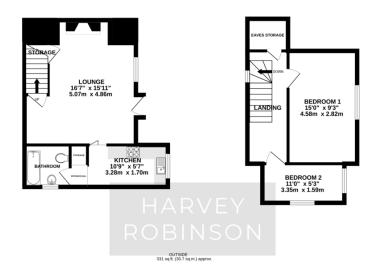








GROUND FLOOR 1ST FLOOR 327 sq.ft. (30.4 sq.m.) approx. 301 sq.ft. (28.0 sq.m.) approx





TOTAL FLOOR AREA: 959 sq.ft. (89.1 sq.m.) approx.

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## **FAQs**

Postcode for SatNav: MK44 3JA

What3words location: ///paints.zones.lawyer Property built: Circa 1750

Council tax: B

Vendors onward movements: Upsizing

Which boundary fences are you

responsible for: All sides Garden aspect: N/E Water meter Yes Boiler installed: 2011

**EPC Exempt** 

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

## OFFICE ADDRESS

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## CONTACT

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