



Hancock's Estates

With you every step of the way



Rookery Nook Langford Road, Langford, SG18 9RA
£680,000 Freehold





Rookery Nook Langford Road Langford, SG18 9RA

- Impressive 19th Century Cottage
- Beautifully and Sympathetically Renovated
- Field and Countryside Views
- Ample Driveway Parking
- West Facing Sizeable 80ft Wide Garden
- Exposed Timbers and Multi-Fuel Stove
- Outstanding Detached Annexe
- Excellent Local Village Amenities
- Approximate 1.5 Mile Walk to Station
- Sought After Village Location

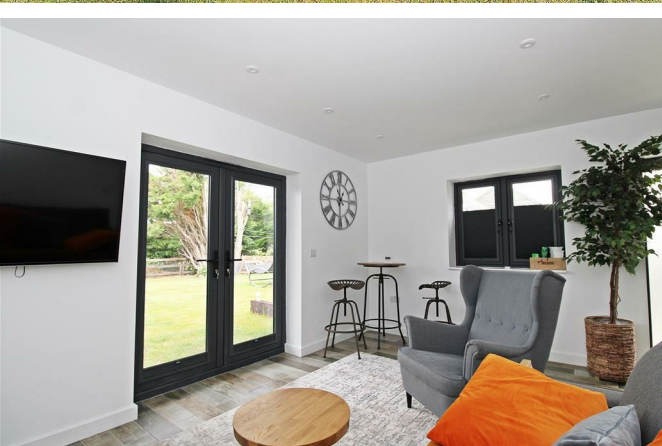
TWO DWELLINGS, ONE PLOT # SUPERB THREE BEDROOM CHARACTER HOME # PLUS, A THREE YEAR OLD DETACHED ANNEXE # LARGE GARDEN # AMPLE PARKING # BEAUTIFULLY PRESENTED



Entrance Porch	6'4" x 4'4" (1.93m x 1.32m)
Study	7'5" x 10'3" max (2.26m x 3.12m max)
Living Room	11'5" x 23'0" (3.48m x 7.02m)
Kitchen/Dining Room	17'9" x 17'3" (5.40m x 5.26m)
Utility Room	7'0" x 3'3" (2.13m x 0.99m)
Traditional gas fired boiler.	
Shower Room	6'10" x 5' (2.08m x 1.52m)
Landing	
Bedroom 1	11'1" x 11'3" (3.39m x 3.42m)
Bedroom 2	8'2" x 11'8" (2.48m x 3.56m)
Bedroom 3	7'2" x 11'6" (2.18m x 3.51m)
Open Eaves Space	9'9" x 4'5" (2.97m x 1.35m)
Bathroom	7'11" x 5'5" (2.41m x 1.65m)
Eaves Store	7'7" x 4'5" (2.31m x 1.35m)

DETACHED ANNEXE 'THE BARN'
Gas fired under-floor heating.





Annexe Living Room	16'2" x 14'4" (4.92m x 4.37m)
Annexe Kitchen	5'11" x 10'2" (1.81m x 3.09m)
Modern gas fired combination boiler.	
Annexe Cloakroom	5'11" x 3'10" (1.80m x 1.17m)
Annexe Bedroom	16'2" x 14'4" (4.92m x 4.37m)
Balcony	3'8" x 13'3" (1.12m x 4.04m)
Annexe En-suite	14'4" x 4'11" (4.37m x 1.50m)
Drive	40ft (12.19mft)
40ft deep, double width drive	
Garden	80' x 46' (24.38m x 14.02m)
Established 80ft wide x 46ft garden backing onto fields. Large paved seating area 35ft x 20ft.	
Barn / Store	12'4" x 9'5" (3.76m x 2.87m)
Mezzanine floor / store	
Timber Shed	approximately 9'10" x 11'1" (approximately 3 x 3.4)

Agents Notes

Rookery Nook - Council Tax Band - D
 Detached Annexe - Council Tax Band - A
 PV (photovoltaic) panels provide energy efficient supplementary hot water
 There is a sunken water treatment system within the garden
 Main house traditional boiler serviced 17/07/2023
 Annexe combination boiler serviced 17/07/2023 (Annexe boiler has a manufacturer's guarantee until September 2028)

The approximate 1824 square foot quoted is the total accommodation of the two dwellings.
 The detached annexe has it's own separate EPC rating of: B

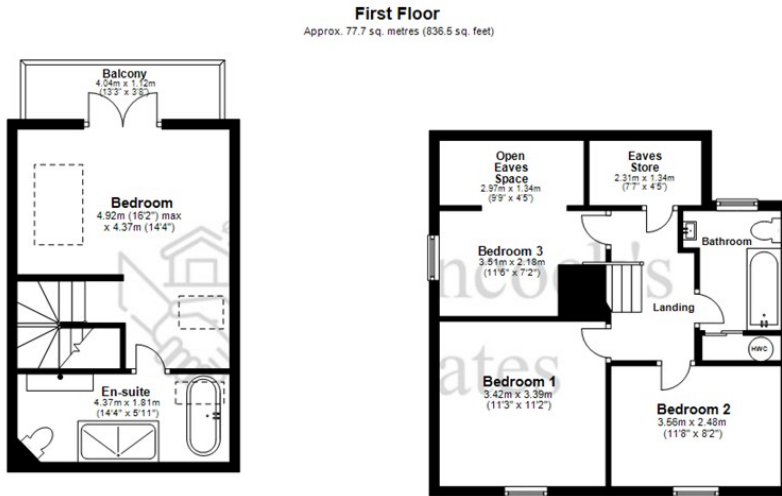
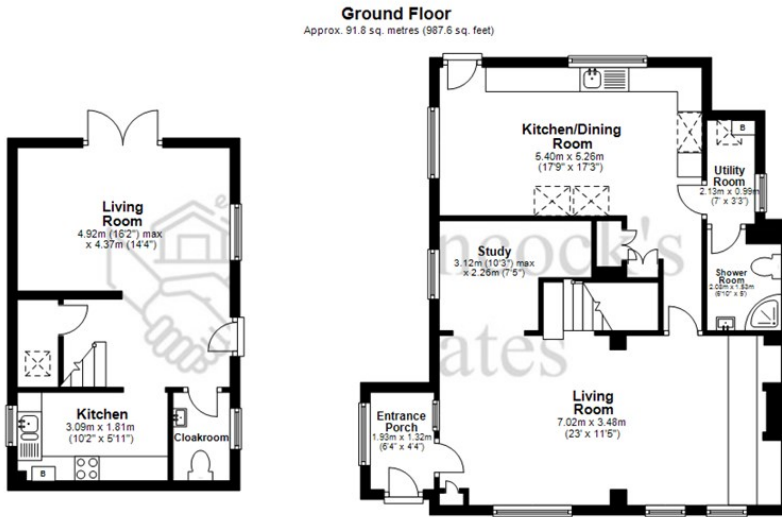
We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended providers.

About The Area

The numerous village amenities include convenience stores (one with Post Office), hair dressers, Fish and Chip shop, Indian take away / restaurant, Pharmacy, Doctors surgery, tennis and bowls club, various activities within the village hall, local farm shops, garden centre, vehicle service and fuel station plus The Plough public house / restaurant. Attractive countryside walks are within moments of the home and there are bus stops available close-by.

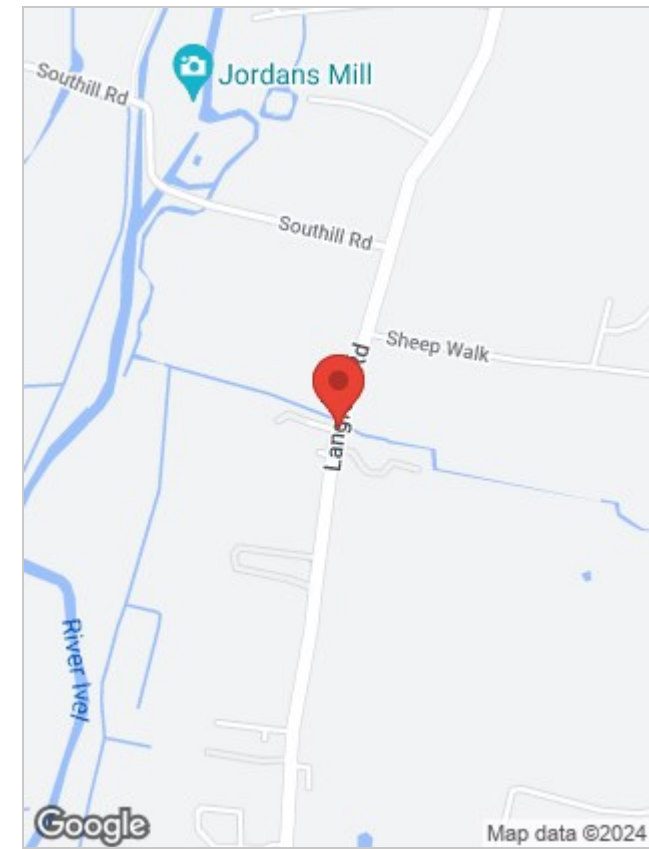
Precise Location: what3words
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Total area: approx. 169.5 sq. metres (1824.1 sq. feet)

For illustrative purposes only - Not to scale. The position of doors, windows, appliances and other features are approximate only. Whilst every effort is made to be precise, the total area is approximate and for guidance only.
Plan produced using Planit.



For GPS direction please follow **SG18 9RA**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The Annex Rookery Nook Langford Road BIGGLESWADE SG18 9RA		Energy rating	
		B	
Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Please contact our Hancock's Estates Office on 01767 348 288 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.