



Hancock's Estates  
*With you every step of the way*



**Rookery Nook Langford Road, Langford, SG18 9RA**  
**Guide price £650,000 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

## GUIDE PRICE £650,000 to £665,000 ##

An outstanding, charming 19th Century cottage with a totally separate modern annexe (built 2021) situated in a generous plot with beautiful countryside views from either dwelling. Offering a multitude of uses the detached annexe is a stunning and sizeable addition to main residence which has been tastefully and meticulously renovated by the current owners. The semi-rural location is only an approximate 1.5-mile drive, or walk, to Biggleswade train station and only a 0.5 mile walk into Langford village with its numerous amenities. An exhaustive list of improvements and features compliment this rarely available opportunity and the size of accommodation and quality of improvements, mean an inspection is essential to fully appreciate.

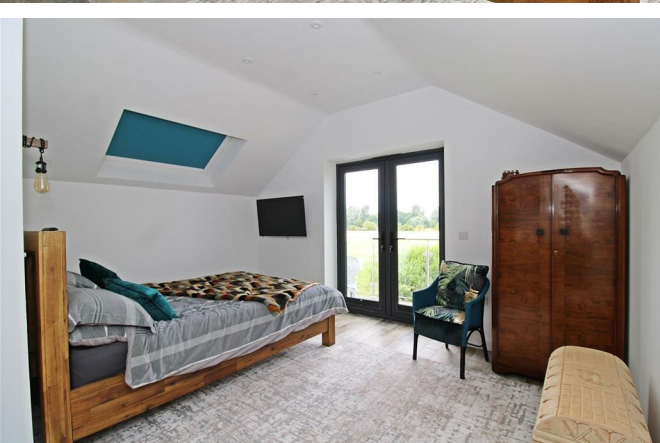


Guide price £650,000 Freehold



|                               |                                      |
|-------------------------------|--------------------------------------|
| 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.



|                                                                                                   |                                                     |
|---------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| <b>Annexe Living Room</b>                                                                         | 16'2" x 14'4" (4.92m x 4.37m)                       |
| <b>Annexe Kitchen</b>                                                                             | 5'11" x 10'2" (1.81m x 3.09m)                       |
| Modern gas fired combination boiler.                                                              |                                                     |
| <b>Annexe Cloakroom</b>                                                                           | 5'11" x 3'10" (1.80m x 1.17m)                       |
| <b>Annexe Bedroom</b>                                                                             | 16'2" x 14'4" (4.92m x 4.37m)                       |
| <b>Balcony</b>                                                                                    | 3'8" x 13'3" (1.12m x 4.04m)                        |
| <b>Annexe En-suite</b>                                                                            | 14'4" x 4'11" (4.37m x 1.50m)                       |
| <b>Drive</b>                                                                                      | 40ft (12.19mft)                                     |
| 40ft deep, double width drive                                                                     |                                                     |
| <b>Garden</b>                                                                                     | 80' x 46' (24.38m x 14.02m)                         |
| Established 80ft wide x 46ft garden backing onto fields.<br>Large paved seating area 35ft x 20ft. |                                                     |
| <b>Barn / Store</b>                                                                               | 12'4" x 9'5" (3.76m x 2.87m)                        |
| Mezzanine floor / store                                                                           |                                                     |
| <b>Timber Shed</b>                                                                                | 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 17/07/2024  
 Annexe combination boiler serviced 30/07/2024 (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

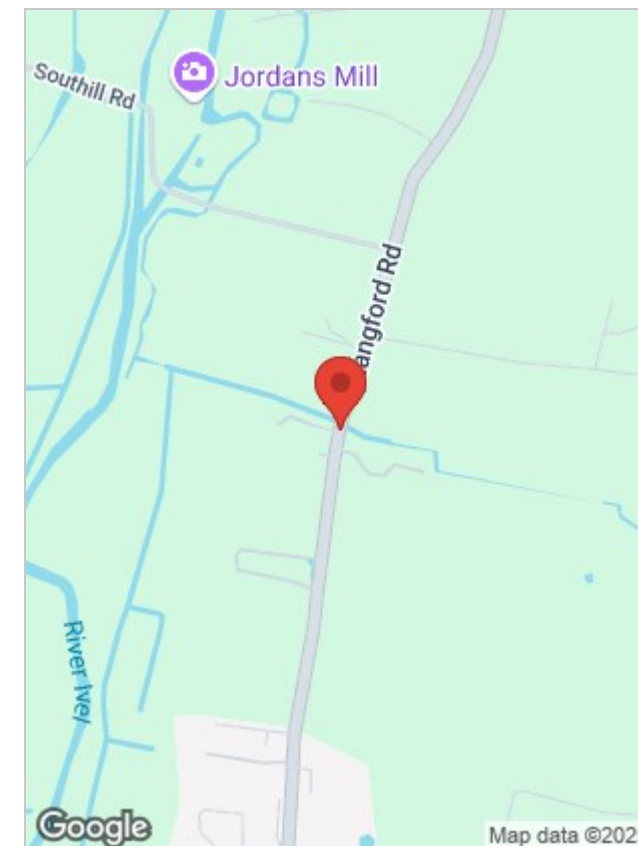
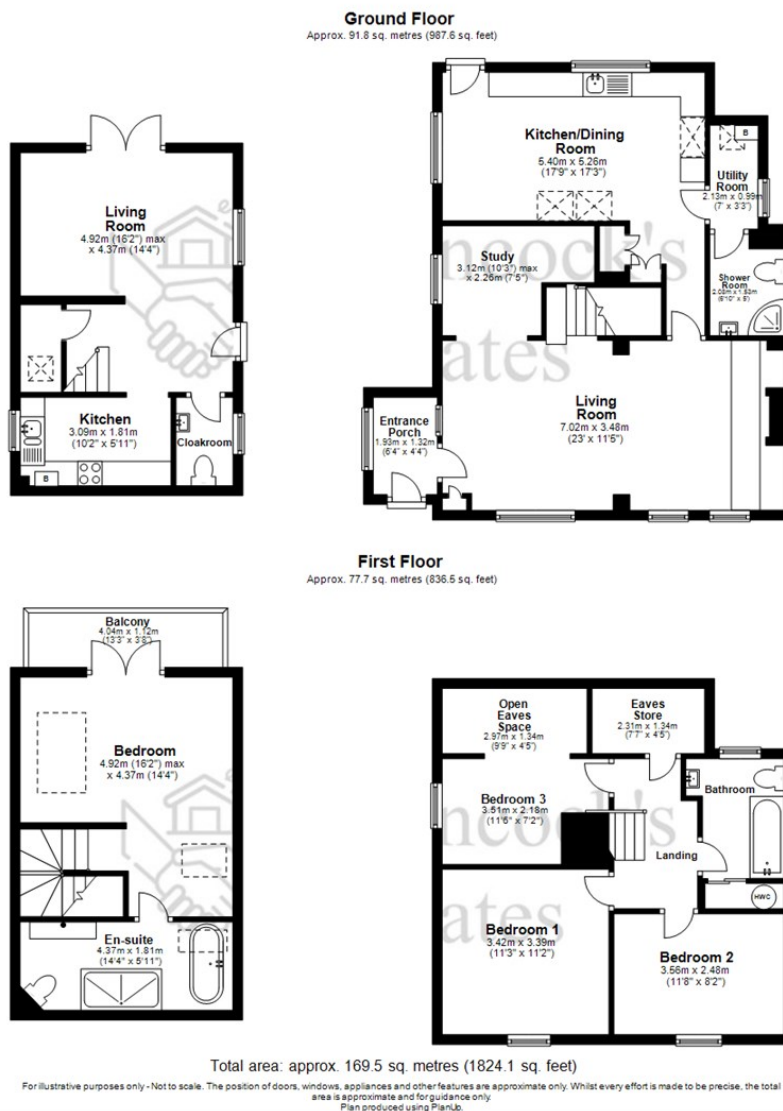
We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended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

#### About The Area

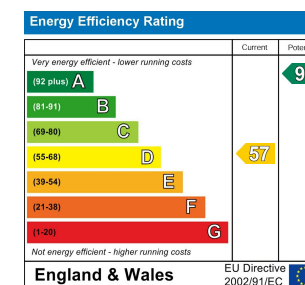
The numerous village amenities include convenience stores (one with Post Office), Fish and Chip shop, Indian take away / restaurant, Pharmacy, Doctors surgery, tennis and bowls club, various activities within the village hall, local farm shops, garden centre, vehicle service and fuel station plus The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

**Precise Location: what3words**  
 speakers.relief.atom





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



## 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.