



"Church farm", Church Street, Langford, SG18 9NX
£900,000



LATCHAM —————
————— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this Grade 2 listed Early 18th Century former Farmhouse for the first time in 30 years. There is an abundance of original Georgian features throughout the home as well as later Victorian additions. The home has a welcoming presence the moment you walk into the entrance hall with high ceilings, its part original/part Victorian flooring and your eyes are immediately drawn to the large Inglenook fireplace. There are two more well proportioned, panelled reception rooms, one a sitting room and the other a dining room, both with open fireplaces. The kitchen, utility and WC complete the ground floor.

Once upstairs you are greeted with four bedrooms, the largest of which being the master at 21' all again with original features including fireplaces, cornicing and sash windows. There is a large family bathroom. A wooden door also leads from the landing up to the Attic rooms which are on a substantial scale and subject to all the correct permissions, could also be used as accommodation.

Outside the 47' Studio barn has both air conditioning and heating from an air source heat pump. Opposite, across the garden, is a second brick studio building that sits on two floors, incorporating a double garage. Both of these buildings lend themselves to further development subject to the necessary permissions. The organic garden is extremely private with mature planting and perfect for entertaining. To the front there is a shingle driveway that could comfortably accommodate 8 cars which in turn leads to the garage with double wooden doors.

The property sits in the heart of Langford with a direct train service to London St. Pancras 2 miles away in Biggleswade. The A1 is less than 2 miles to the east. There are beautiful countryside walks with abundant birdlife and wildflowers. Langford has many facilities including an excellent Lower School, satellite Doctor's Surgery and Post Office with Secondary Schools in Biggleswade and Shefford.

Entrance

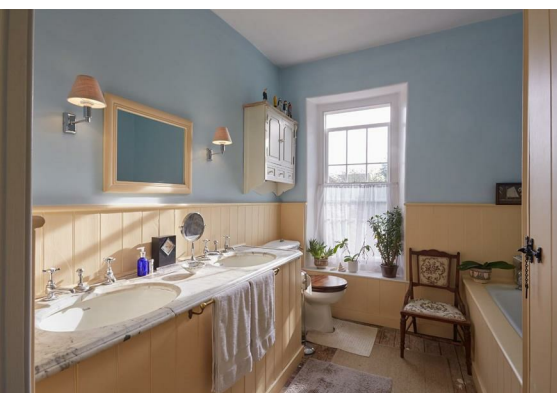
Reception hall

20'10 x 13'5 max (6.35m x 4.09m max)

Sitting Room

14'8 x 13'5 (4.47m x 4.09m)

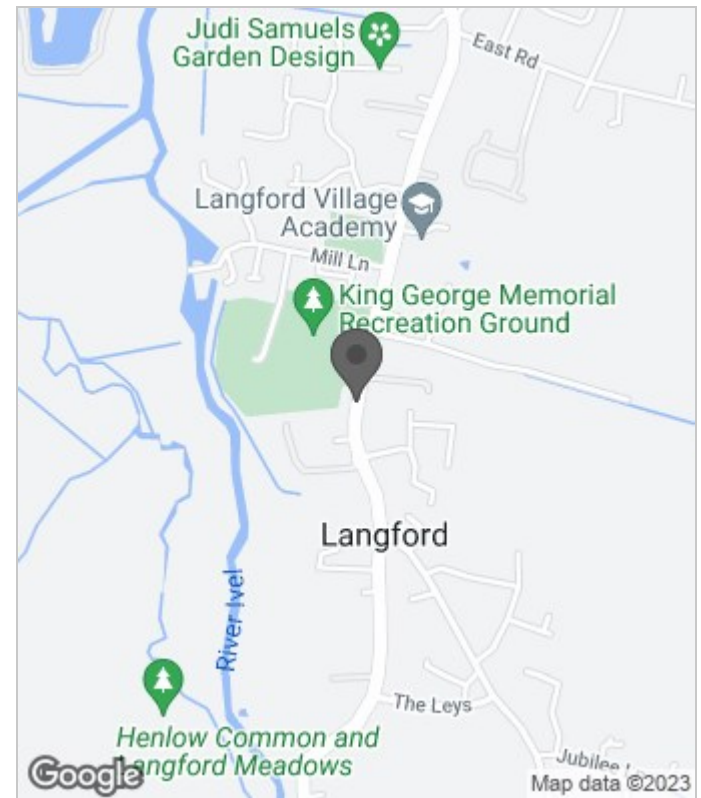







TOTAL FLOOR AREA: 3488 sq.ft. (324.0 sq.m.) approx.

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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Energy Efficiency Rating

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

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