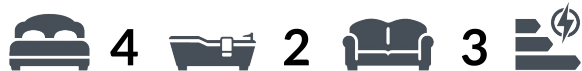




High Street, Wrestlingworth, SG19 2EJ

£950,000



LATCHAM —————
————— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this elegant Grade II Listed and detached former farmhouse set in approx. one acre of grounds with a carriageway driveway, double garage and ample parking for numerous vehicles. The property has undergone extensive upgrading by the present owners including new bathrooms, re-roofed, en suite built, re-wired, new radiators fitted and the attic room has been converted, plastered and carpeted. It is a stunning property that offers masses of kerb appeal which continues when you walk through the front door.

There are three large reception rooms with a beautiful triple aspect drawing room, 23' dining room with a wonderful inglenook fireplace and a 14' formal lounge, all with open fireplaces. The 28' kitchen extends across the rear of the property and on my second visit it was wonderful looking out to the amazing gardens and seeing two deer slowly walking by. There is a good sized washroom and a WC completes the ground floor.

Upstairs is as equally impressive. The master bedroom is a great size that leads into a walk in dressing room that, in turn, leads to a recently re-fitted en suite. There are three further double bedrooms and the landing is impressive with a picture window affording views to the garden as you walk down the stairs. A family bathroom completes the first floor. The second floor has been revamped and could easily be used as a large single bedroom or even two separate bedrooms. It's been replastered and carpeted and is a really versatile room.

Outside the garden is just simply "amazing" The whole plot is over an acre and the rear is laid mainly to lawn with an abundance of trees. Yes - you will need a sit on lawn mower!! The front is equally impressive. A large carriageway driveway with a detached double garage that has a 25' loft space above that subject to the correct permissions could lend itself to being converted to an office space or studio.

This is a stunning home and viewing is highly recommended

Entrance Via

Entrance Lobby

Entrance Hall

Cloakroom

Family Room

21'1 x 13'4 (6.43m x 4.06m)

Living Room

23'9 x 14'1 (7.24m x 4.29m)





Inner Hallway

Play Room

14'1 x 13'11 (4.29m x 4.24m)

Kitchen/Breakfast Room

28'11 x 11'6 (8.81m x 3.51m)

Washroom/Utility Room

First Floor

Landing

Bedroom One

13'5 x 11'6 (4.09m x 3.51m)

Dressing Area

En Suite

Bedroom Two

14'3 x 11'4 (4.34m x 3.45m)

Bedroom Three

12'8 x 8'7 (3.86m x 2.62m)

Bedroom Four

11'2 x 9'10 (3.40m x 3.00m)

Family Bathroom

Second Floor

Attic Room

36'2 x 10'6 (11.02m x 3.20m)

Outside

Front Garden

Rear Garden

Detached Double Garage

16'1 x 15'7 (4.90m x 4.75m)

Agents Notes

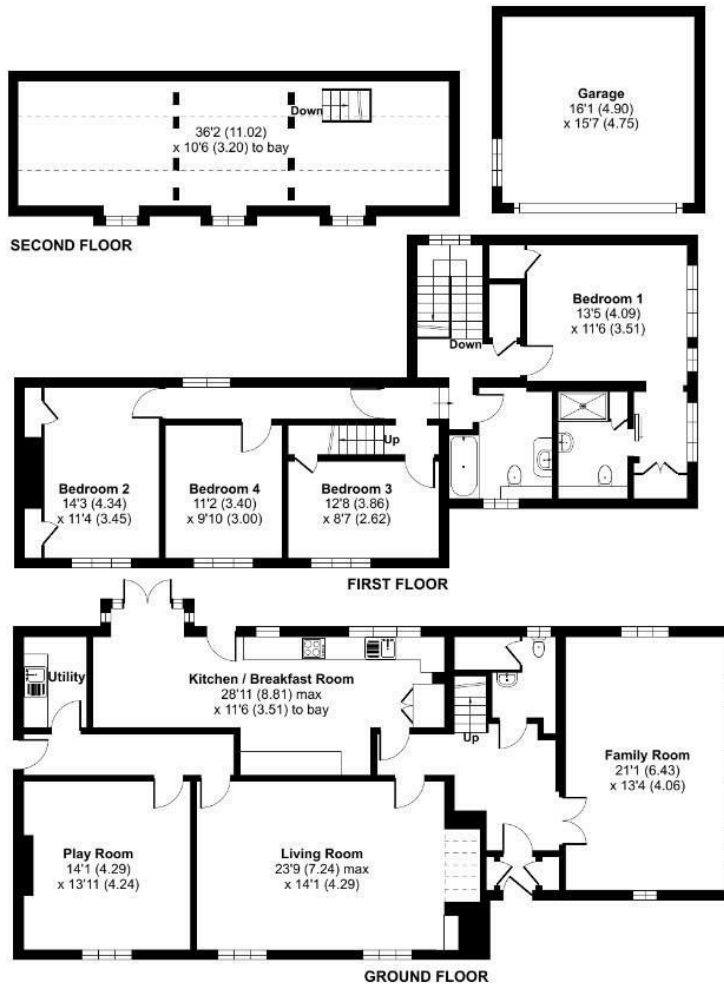


High Street, Wrestlingworth, Sandy, SG19

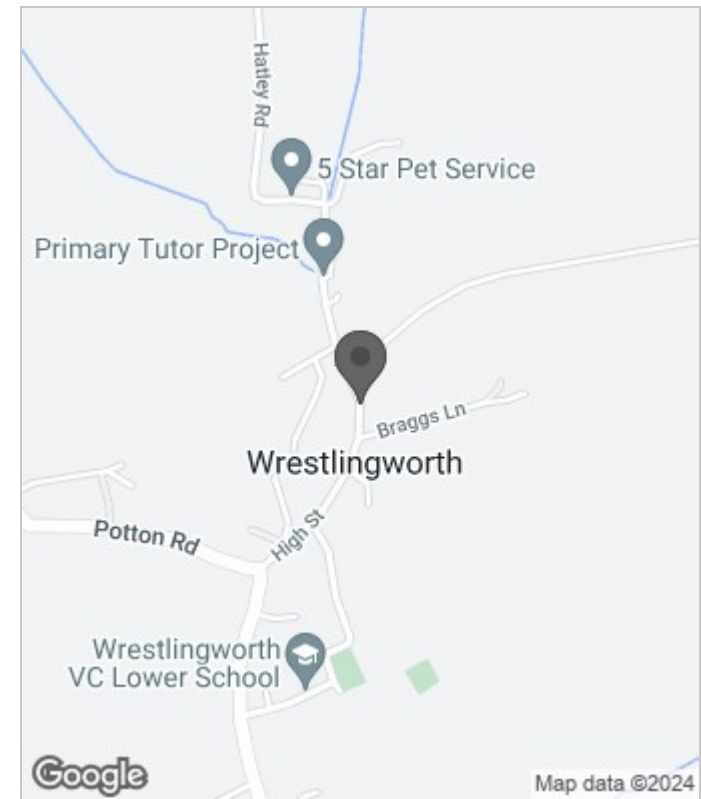


Approximate Area = 2590 sq ft / 240.6 sq m
 Limited Use Area(s) = 224 sq ft / 20.8 sq m
 Garage = 253 sq ft / 23.5 sq m
 Total = 3067 sq ft / 284.9 sq m
 For identification only - Not to scale

Denotes restricted head height



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Latcham Dowling Ltd., REF: 1101142



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