



Bedford Road, Sandy, SG19 1ES
Guide Price £375,000 - £400,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

GUIDE PRICE £375,000 - £400,000

****CHARMING THREE BEDROOM SEMI DETACHED CHARACTER COTTAGE IN NEED OF SOME REFURBISHMENT AND SITUATED ON A COMBINED PLOT OF 0.12 ACRES WITH A LARGE OUTBUILDING OFF ROAD PARKING****

Latcham Dowling Estate Agents are delighted to bring to the market this Grade Two Listed period home, situated within this non estate location and offering a wealth of charm and character features. Now as much as the cottage and gardens do require attention, if its character you're after and don't mind taking on a bit of a project, then this could be absolutely perfect for you!!

With a large living room and dining area (including a fabulous 12' inglenook fireplace with wood burner), a lovely open plan kitchen/breakfast room, a ground floor bathroom, main bedroom with vaulted ceiling and an en suite shower room and two further bedrooms, there's a deceptive amount of accommodation and as long as you're under about 6'2" in height, you'll love the space on offer!

Outside, there is a substantial hardstanding and low maintenance garden, an open timber barn and an extremely useful and versatile outbuilding (with power, lighting and even it's own wood burner!!).

There's a driveway to the side of the cottage providing off road parking and with five bar gated access into the rear garden.

If you love character and the thought of somewhere quirky and unique, but don't mind taking on a bit of work to really 'make it your own' then look no further!!

Entrance Via





Kitchen/ Breakfast Room
22'6 max x 10'1 max (6.86m max x 3.07m max)

Utility/ Rear Lobby
12'6 x 6'3 (3.81m x 1.91m)

Dining Area
15'3 x 9'9 (4.65m x 2.97m)

Living Room
23'1 15'6 max (7.04m 4.72m max)

Ground Floor Bathroom
8'5 x 5'9 (2.57m x 1.75m)

First Floor Landing
22'1 x 4'6 (6.73m x 1.37m)

Bedroom One
14'4 x 11'8 (4.37m x 3.56m)

En Suite Shower Room
8'8 x 4'2 (2.64m x 1.27m)

Bedroom Two
11'5 x 8'3 (3.48m x 2.51m)

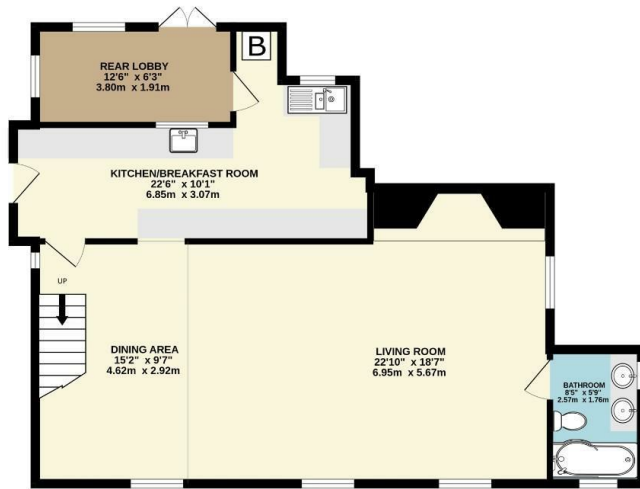
Bedroom Three
11'4 x 5'7 max (3.45m x 1.70m max)

Outside

Outbuilding
15'2 x 14'8 (4.62m x 4.47m)

Gardens And Parking

GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.

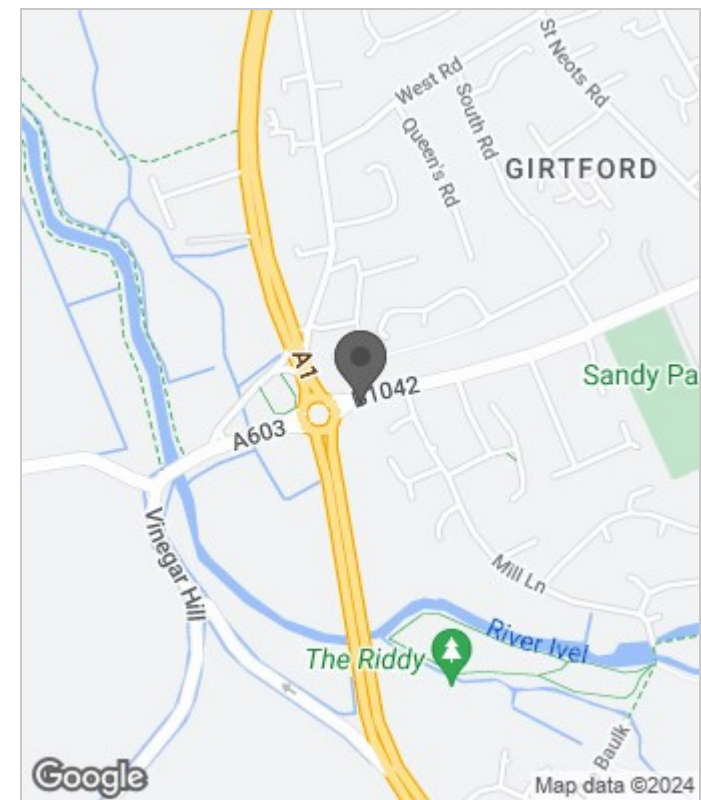


1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1332 sq.ft. (123.8 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		80
(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	

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