



Cowslip Lane, Gamlingay, SG19 3LZ  
£1,225,000



LATCHAM  
DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale "Valentine Cottage". This is the first time the property has been available on the open market since it was designed and constructed by the current owners some 13 years ago. This is a truly unique property that is set in a wonderful location with a 0.26 acre plot offering peace and quiet on the edge of the village.

As you enter you are met with a real sense of light and space with the feature full height picture window that looks out to the beautifully maintained gardens immediately grabbing the eye. The main open plan room downstairs has the feel of three separate areas, Kitchen, Dining and lounge areas with a feature wall with a "through fireplace" giving that separation feel. The glass balustrade and galleried landing above the lounge area is a real feature. The kitchen leaves you wanting for nothing and for those who love to entertain will find this a dream. Four fitted ovens allow you to cook for family and friends with no drama's. There is a host of further appliances. Solid oak flooring throughout with underfloor heating offer a real sense of warmth. There is also a utility that at 15'8 x 10' is larger than most kitchens. A study and downstairs cloakroom complete the downstairs.

Upstairs, as previously mentioned you have the galleried, glass balustrade landing which not only looks down to the lounge area but gives views via the full height picture window to the beautiful garden. What a way to start a day. The master bedroom is 19' and also has a full walk in wardrobe as well as a beautiful En Suite. There are two further double bedrooms and a four piece bathroom suite.

The Annexe offers complete separate living accommodation with a bedroom downstairs, open plan lounge and kitchen upstairs and the shower room. In fact it has its own council tax band. Great for multi generational living.

Set in Gamlingay with its array of amenities this truly individual property really is a one off and viewing is highly recommend

## Entrance

## Entrance Hall

## Kitchen/Dining room/Living room 50' x 27'2 (15.24m x 8.28m)





**Study**  
13'2 9'5 (4.01m x 2.87m)

**W.c**

**First Floor**

**Landing**

**Bedroom One**  
19' x 14'3 (5.79m x 4.34m)

**Walk in Wardrobe**  
7'2 x 6'7 (2.18m x 2.01m)

**En Suite**

**Bedroom Two**  
13'11 x 10'6 (4.24m x 3.20m)

**Bedroom Three**  
12'8 x 10'5 (3.86m x 3.18m)

**Family Bathroom**

**Utility Room**  
15'8 x 10'2 (4.78m x 3.10m)

**Annexe**

**Annexe Hall**

**Annexe Bedroom**  
18'4 x 10'5 (5.59m x 3.18m)

**Annexe Lounge/Kitchen**  
28'11 x 15'7 (8.81m x 4.75m)

**Annexe Shower Room**

**Outside**

**Front Garden**

**Rear Garden**

**Annexe Garden area**

**Double Garage**  
21'8 x 18' (6.60m x 5.49m)

**Agents Notes**



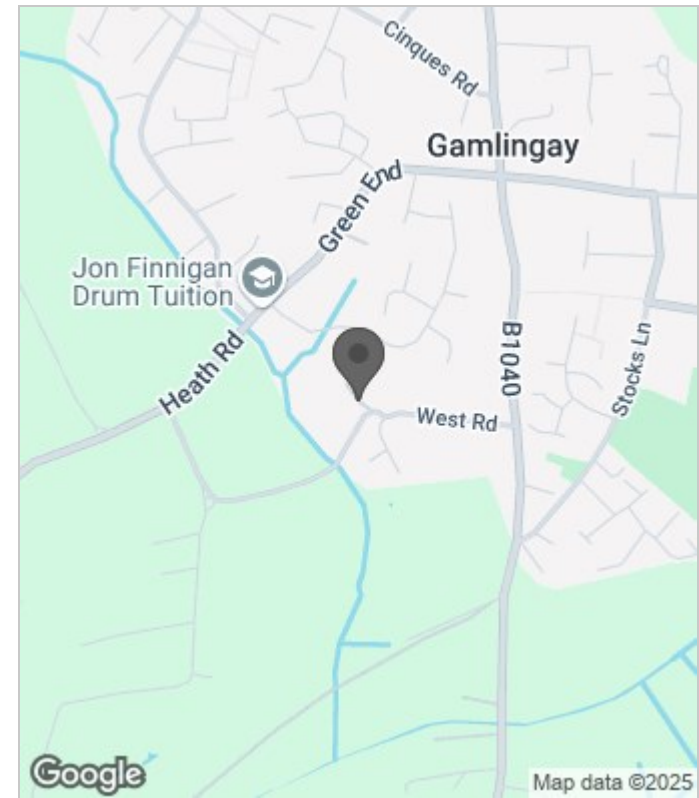
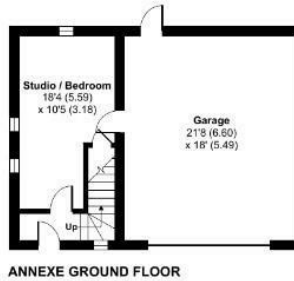
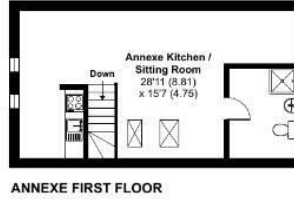
# Cowslip Lane, SG19

Approximate Area = 2395 sq ft / 222.5 sq m (excludes void)  
 Limited Use Area(s) = 91 sq ft / 8.4 sq m  
 Annexe = 676 sq ft / 62.8 sq m  
 Garage = 390 sq ft / 36.2 sq m  
 Total = 3552 sq ft / 330 sq m

For identification only - Not to scale



Denotes restricted head height



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

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2024. Produced for Latcham Dowling Ltd., REF: 1194229

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