



Mill Street, Sandy, SG19 3JW
Guide Price £425,000 - £450,000

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LATCHAM ———
——— DOWLING

ESTATE AGENTS

GUIDE PRICE £425,000 - £450,000

Occupying a deceptively spacious plot and offering a rear garden of 115' x 32' this charming double fronted four bedroom detached period home has been lovingly refurbished and modernised over the last two years by the current owners and now provides a beautiful mix of modern styling with period features. The cottage has been completely re-wired and has a new central heating system which is sufficient to cope with the proposed single storey rear extension that has been designed and already had the planning approved (Planning Ref: 25/00814/HFUL). This delightful home offers separate reception rooms (living room with log burner), a gorgeous fully fitted kitchen/ breakfast room with integrated appliances, a separate utility room and a ground floor cloakroom. On the first floor, there are three double bedrooms, a good size single bedroom and a stunning re-fitted bathroom all accessed from the galleried landing with it's oak and glass balustrade. The cottage sits to the front of its plot with a large garden area to the rear, a substantial part of which has already been excavated in preparation for the extension and the rest is laid to lawn with a detached timber garage and all accessed via a gated driveway providing pedestrian (and possibly limited vehicular access) to the rear.

In addition to the single storey extension, planning had previously been granted for the siting of a detached mobile home for use ancillary to the main dwelling (planning Ref: 24/03607/CL2PD), which would suit anyone looking for the option of separate accommodation for relatives or as a detached office etc.

Viewing is essential to appreciate the style and care that's gone into the cottage so far, but also the huge scope and potential with the extension at the rear!!

Entrance Via





Entrance Lobby

3'8 x 3'7 (1.12m x 1.09m)

Living Room

16' x 10'11 (4.88m x 3.33m)

Dining Room

12'7 x 10'1 (3.84m x 3.07m)

Kitchen/ Breakfast Room

12'8 x 10'5 max (3.86m x 3.18m max)

Rear Lobby

8'7 x 5'10 (2.62m x 1.78m)

Utility Room

7'2 x 4'9 (2.18m x 1.45m)

Cloakroom

6'11 x 2'11 (2.11m x 0.89m)

First Floor Landing

11'8 x 5'7 (3.56m x 1.70m)

Bedroom One

12'5 x 10'6 (3.78m x 3.20m)

Bedroom Two

12'7 x 10'4 (3.84m x 3.15m)

Bedroom Three

11'8 x 11'3 max (3.56m x 3.43m max)

Bedroom Four

12'8 x 6'7 max (3.86m x 2.01m max)

Bathroom

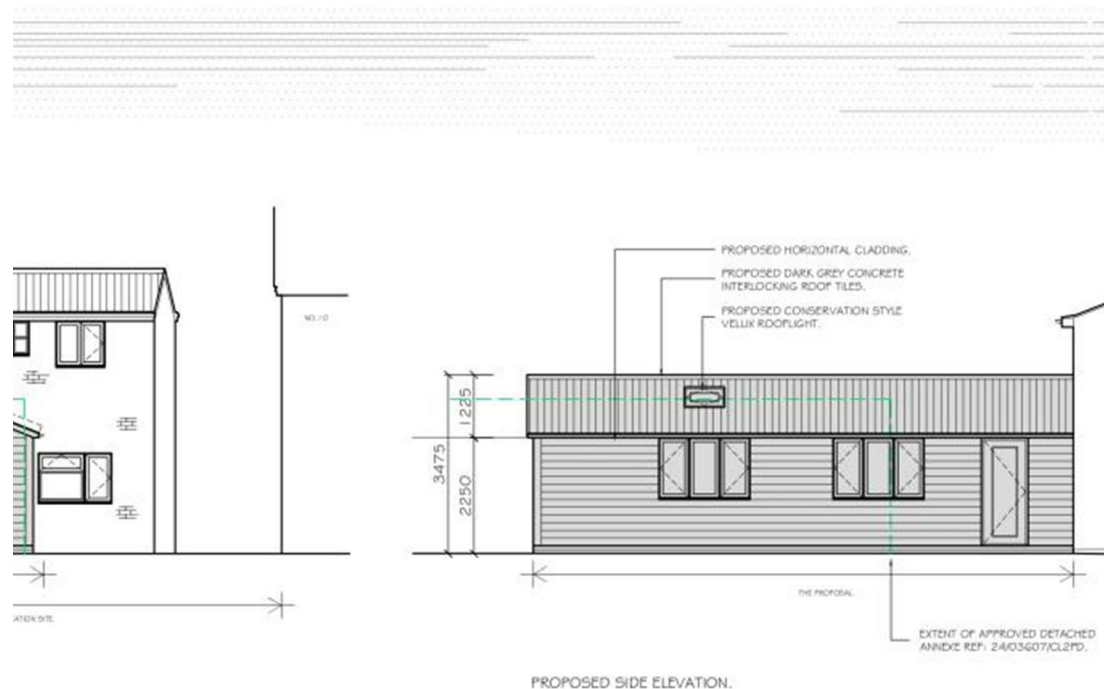
8'7 x 5'8 (2.62m x 1.73m)

Rear Garden

115' x 32' (35.05m x 9.75m)

Detached Garage

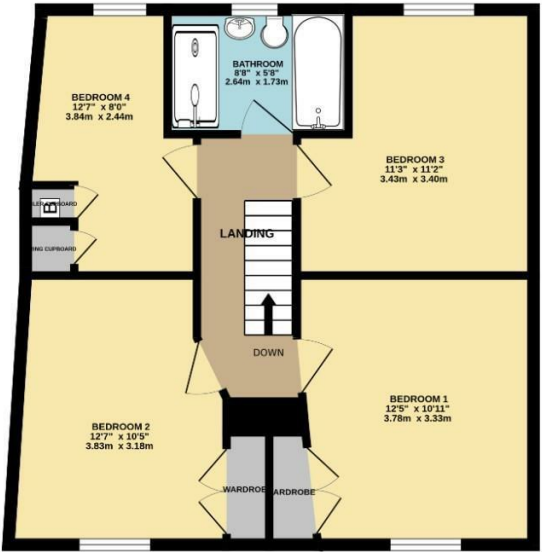
Agents Note



GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



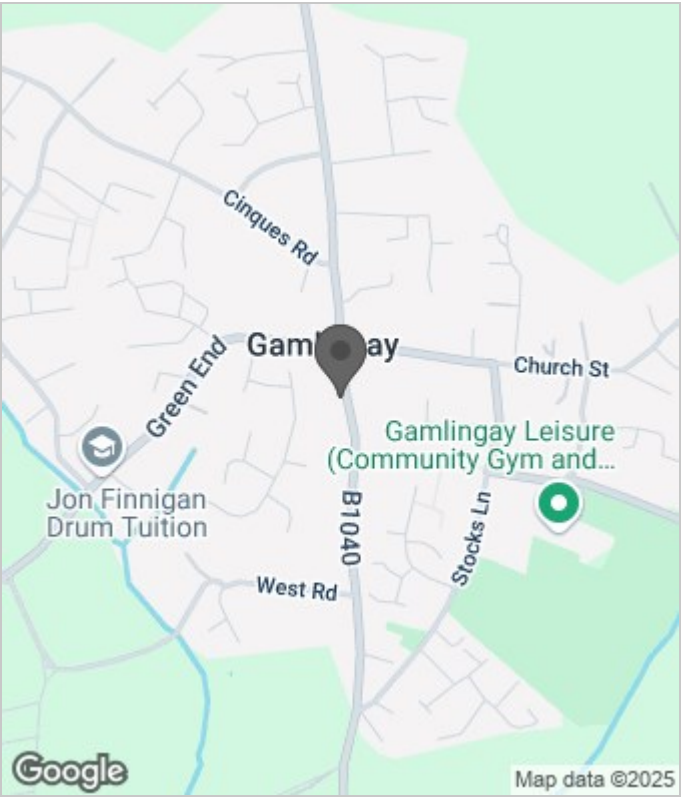
1ST FLOOR
589 sq.ft. (54.8 sq.m.) approx.




TOTAL FLOOR AREA: 1134 sq.ft. (105.4 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		85
(81-91) B		
(69-80) C		
(55-68) D		40
(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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