



# CRANES

4 Church Walk, Cranfield, MK43 0DE

Offers Over £325,000



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# 4 Church Walk

Bedford, MK43 0DE

- TWO BEDROOMS
- GRADE II LISTED
- OVERLOOKS CHURCH
- WONDERFULLY PRESENTED
- RARELY AVAILABLE
- CHARACTER COTTAGE
- STUNNING LOCATION
- VILLAGE CENTRE
- PERIOD FEATURES

Damson Cottage is a wonderfully presented Grade II listed property situated in the very heart of Cranfield Village. Bustling with character features throughout, the original part of this home dates back to the 17th Century but has been sympathetically extended to provide some really great living space which you often don't find in properties of this type. Opportunities to purchase a home like this don't come around too often and an internal viewing is an absolute must to fully appreciate everything it has to offer. The ground floor accommodation fully comprises of lounge with feature fireplace, extended kitchen/diner/breakfast room and bathroom. To the first floor are two really good sized bedrooms with exposed brickwork and beams. Externally, the property has a really good size and completely private rear garden along with a landscaped frontage. If a character filled property in a prime village location is what you're looking for, this is almost certainly the property for you.



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<b>LOUNGE</b>	17'9" x 14'7" (max) (5.42 x 4.47 (max))
<b>KITCHEN/DINER</b>	24'10" x 8'9" (max) (7.58 x 2.67 (max))
<b>BATHROOM</b>	6'7" x 6'4" (max) (2.02 x 1.94 (max))
<b>BEDROOM ONE</b>	9'10" x 9'1" (3.02 x 2.78)
<b>BEDROOM TWO</b>	16'2" x 7'8" (max) (4.93 x 2.34 (max))







## Viewing

Please contact our Cranes Estate Agents Office on 01234 750900 if you wish to arrange a viewing appointment for this property or require further information.

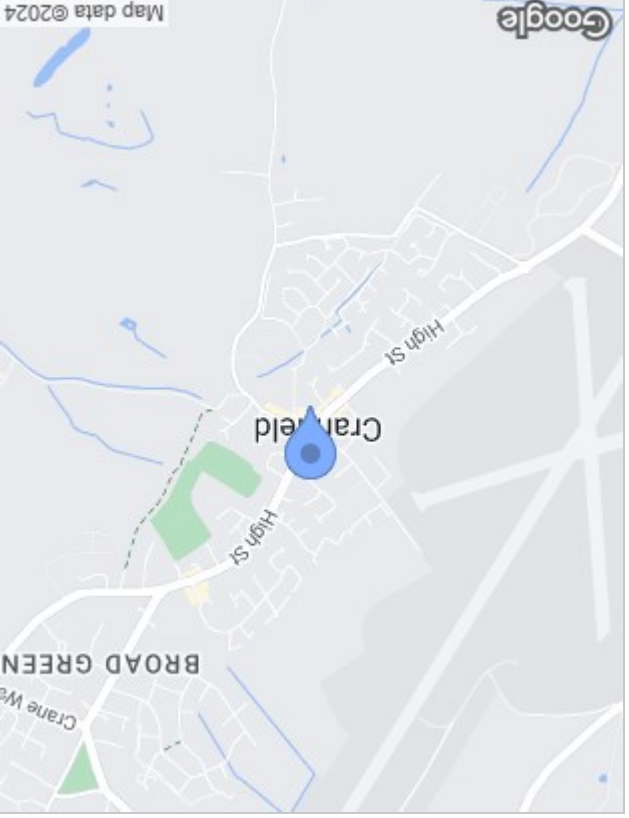
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Energy Efficiency Rating	
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	(1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
Current	Potential

## Energy Performance Graph



## Location Map