



Marks Lane, Santon Downham, Brandon

Sheridans



Marks Lane, Santon Downham, Brandon IP27 0TN

Offers Over £850,000

A detached brick and flint Victorian cottage enjoying a unique setting on the forest edge in a highly prized village setting

Tucked away and nestled in the trees at the edge of the picturesque village of Santon Downham was once found 2 brick and flint forestry worker cottages. Originally built in the 1860's (but not Listed) these have been combined and sympathetically renovated by the current owners. Woodcock cottage is now a spacious, versatile and high specification 3/4-bedroom home with all the modern luxury you would expect to find in an executive property but whilst retaining the existing charm of its former life.

Set within approx. 2/3 acre, the grounds wrap around the property to create your own peaceful, wildlife haven. A large tarmac driveway provides ample space for inviting family and friends round to share in the serenity this beautiful home and gardens offer.

Stepping into the large entrance hall with high ceiling, there is plenty of space to store those muddy boots and coats. With underfloor heating throughout the whole property, those toes will stay warm in winter.

A small oak staircase takes you up into the large, light and spacious lounge area with limestone floors to compliment the age of the house and aid in the breathability of an old building.

This leads through to a generous sized, bright dining room overlooking the wildflower bed with a feature inglenook that has been bespoke made using reclaimed wooden lintels from the renovations (as are the downstairs windowsills). Also, within the same wall, can be found the original bread oven which has been restored and now serves as an additional storage cupboard.

The open plan lounge diner area offers lovely garden views to multiple aspects and is a bright, versatile space.

A further reception room is found to the other side of the lounge and although used by the current owners as a playroom and study, it lends itself to a snug or even a 4th bedroom with the potential to create its own ensuite in the study space. It also enjoys its own direct access outside.

Turning right from the entrance hall leads to a stunning kitchen with modern utility attached, with space for washing machine and tumble dryer, whilst also housing the boiler and mains pressure water tank. The kitchen is a fantastic inside-outside entertaining space with large glass and aluminium sliding doors leading to a great sized deck. It really is a superb hub of the home.

With high quality integrated Bosch appliances (full height fridge and full height freezer), integrated dishwasher and two Siemens ovens (one which doubles up as a microwave) and a 5-ring Siemens induction hob with extractor above, it's a dream to cook in. With an abundance of quartz worktop space, large dining island and numerous cupboard storage including walk in pantry this a fantastic, stylish and practical kitchen.

An oak and glass staircase with huge feature window framing the pine trees outside, leads you

upstairs where the same high specification finish can be found. There are 2 good king size bedrooms and a modern well-appointed family bathroom to one half of the house and the large principal bedroom with stunning ensuite to the other.

Everything has been thought of by the current owners to create a useable, practical family home with luxury finishes whilst taking care of an old building.

The house has new (all installed in 2022) electrical wiring throughout, new plumbing including wet underfloor heating system throughout which is supplied by a new LPG underground tank outside and new boiler system inside. A new sewage treatment plant with warranty installed in 2025.

The roof was also re-felted and newly tiled as part of the renovations.

Breathable insulation has been used throughout, including beneath the downstairs floor, in-between floors and in the loft to create a very energy efficient house which for its size and age is remarkable. Even the lime plaster to the walls has insulating fibres in it!

All the fixtures and fittings are of a high quality with Grohe sanitary ware in both bathrooms and demister pads behind the mirrors, and high-end appliances in the kitchen.

Quality materials have been used such as limestone flooring, engineered oak flooring in the kitchen, utility and bedrooms 2 and 3.

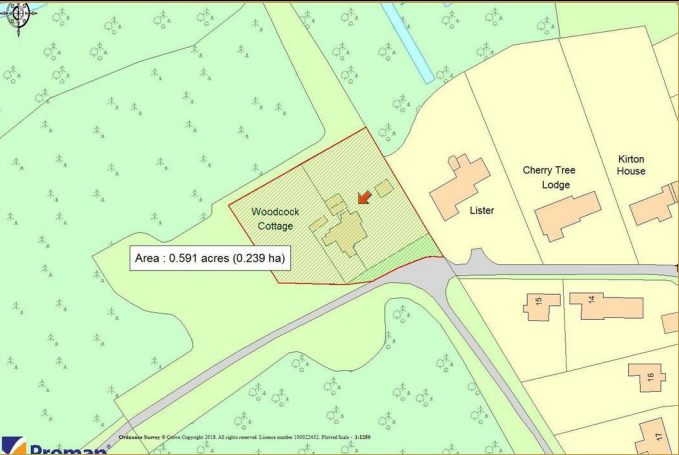
Plenty of space for furniture and with no radiators to contend with make all rooms very flexible to make them your own. There's an array of fitted wardrobes and drawers in the principal bedroom and bespoke made vanity in the en-suite.

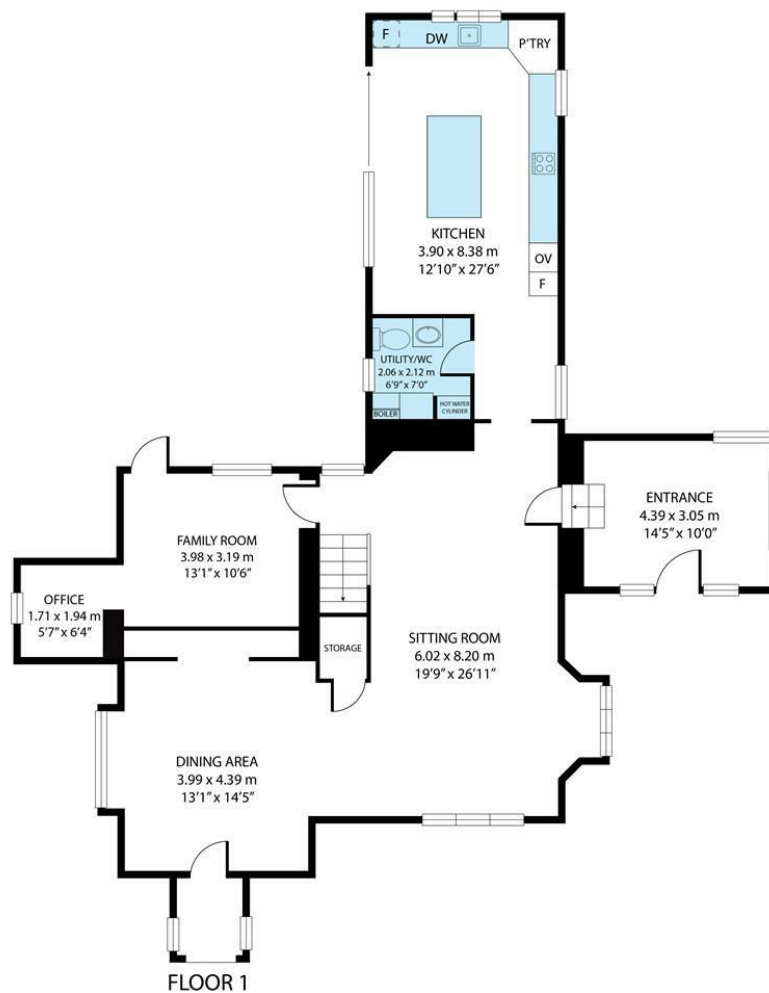
Throughout the property each room has an individually controlled thermostat for the underfloor heating, the whole house has cat 6 cabling to each room, there are multiple network points for tv's and access points. It is fully equipped for internet connectivity throughout the inside and outside of the property which is an unusual feature for a house of this age.

This high attention to detail throughout the main home, is carried over to the garden office building. It offers a flexible space whether for home workers or just additional reception space. With 2 Mitsubishi units providing air conditioning and heating, it's an all-year-round functional space, with open garden views at the front and views into the forest at the rear. Subject to the necessary planning consents, it could be modified to full annexe accommodation.

As per the house, it's equipped with Cat 6 cabling and fully insulated making it an energy efficient space.

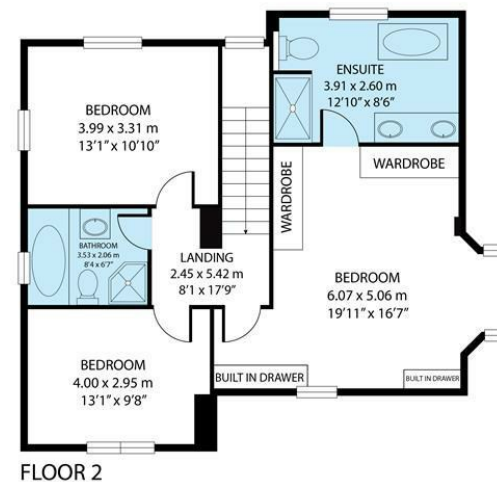
- Incredible fully renovated detached flint and brick house in fantastic wooded setting
- Impeccable finishes throughout
- Modern day living standards coupled with character and charm
- Stunning interior
- Reception hall, utility/cloakroom
- Spacious sitting room with Limestone flooring
- Dining room, family room, home office
- Stunning kitchen breakfast room
- Three double bedrooms, luxurious en-suite bathroom and family bathroom
- Beautiful gardens with studio/gym backing onto forest, all in about half an acre





Santon Downham, Santon Downham, England, IP27 0TN
 TOTAL APPROX. FLOOR AREA 201 SQ.M - 2,180 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



FLOOR 1 : 128 SQ.M - 1,386 SQ.FT
 FLOOR 2 : 73 SQ.M - 794 SQ.FT
 TOTAL AREA : 201 SQ.M - 2,180 SQ.FT

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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