



Manor Farm Road, Waresley, Sandy, SG19 3BX



welcome to

Manor Farm Road, Waresley Sandy

A stunning Grade 2 listed detached family home offering extremely flexible accommodation and set in a plot in excess of 1.5 acres with mature and secluded gardens within this sought-after village on the Cambridgeshire/Bedfordshire border. Viewing highly recommended.



Door To Entrance Hall

Twin double glazed window to front and door to lounge.

Lounge

26' x 19' 7" max (7.92m x 5.97m max)

Superb dual aspect lounge with feature fireplace with wood burning stove and tiled hearth, twin multi-paned double doors to rear, sash window to front, staircase down to cellar / games room, 4 radiators.

Family Room

19' 6" x 11' 4" max (5.94m x 3.45m max)

Lovely triple aspect room with twin sash windows, sash windows to front and rear, feature fireplace and two double radiators.

Kitchen/Breakfast Room

19' 8" x 13' (5.99m x 3.96m)

Lovely farmhouse style kitchen with 1.5 bowl sink, mixer taps, work surface surrounds, twin sash windows to side, sash windows to front, door to inner hall. Space for a range cooker and a fridge freezer.

Inner Hall

Door to potential annexe currently being used as a Bedroom 5, study, utility and ground floor shower room.

Bedroom 5

11' 2" x 9' 6" (3.40m x 2.90m)

Multi-paned double doors to rear garden and double radiator.

Study

9' 5" x 9' (2.87m x 2.74m)

Double radiator and double-glazed window to rear.

Utility Room

14' 5" x 5' 9" (4.39m x 1.75m)

Comprising stainless steel kitchen with range of base units, space for plumbing for automatic washing machine, oil fired boiler, personal door to garage, double glazed window to rear.

Shower Room

Currently set up as wet room with shower, low flush w/c, wash hand basin, radiator and window to rear.

Cellar/Games Room

19' max x 11' 5" max (5.79m max x 3.48m max)

Large walk in storage room and double radiator.

Staircase To First Floor

Galleried first floor landing. Double radiator and airing cupboard. Window to rear with lovely views of garden.

Bedroom 1

16' 10" max x 13' max (5.13m max x 3.96m max)

Lovely room with twin sash windows to side with fitted shutters, two radiators, hatch to loft and door to ensuite.

Ensuite

Comprising bath with mixer taps, shower attachments, shower cubicle, low flush w/c, wash hand basin, wall tiling, radiator, sash window to front.

Bedroom 2

14' 5" max x 12' 9" max (4.39m max x 3.89m max)

Large walk in storage cupboard, radiator and sash window to front.

Bedroom 3

11' 7" x 9' 5" (3.53m x 2.87m)

Plus door recess, radiator and sash window to front.

Bedroom 4

9' 7" x 8' 3" (2.92m x 2.51m)

Plus door recess, radiator, sash window to rear and views over gardens.

Bathroom

Suite comprising bath, mixer taps , shower, shower attachment, shower cubicle, low flush w/c, wash hand basin, wall tiling, radiator and sash window to front.

Outside

The property is located in a highly sought-after location with access over a long winding drive which in turn leads to a courtyard to the front of the property. To the side of the dwelling there is a double garage together with double parking. A particular feature of this house are the wonderful established gardens on a plot in excess of 1.5 acres within which there is an orchard, vegetable plot and a fenced pond together with a wide variety of mature trees.



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welcome to

Manor Farm Road, Waresley, Sandy

- Stunning Grade 2 listed detached family home situated in a highly sought-after village location on the Cambridgeshire / Bedfordshire border.
- Spacious and flexible accommodation including a potential ground floor annexe.
- Beautiful secluded plot in excess of 1.5 acres with lovely mature landscaped garden, vegetable plot and orchard.
- Double garage and parking.

Tenure: Freehold EPC Rating: Exempt

£1,400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109587 - 0020

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