



Peter  
Buswell  
Independent Family Estate Agents



## A Pretty Rural Location In Sandhurst Cross

£350,000

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This beautifully presented two-bedroom mid-terraced Grade II listed character cottage seamlessly blends period charm with modern comfort. A delightful sunny front garden sits to the side of the pathway that leads to the welcoming front door.

Step inside to a warm and characterful living room, where exposed ceiling timber beams and a stunning inglenook fireplace with a bressumer beam frame a cosy wood-burning stove, creating the perfect heart of the home. A traditional wooden door reveals the staircase to the first floor, while an entrance flows effortlessly into the generously sized kitchen/diner. This space boasts further exposed beams, a range of shaker-style wall and base units, and ample room for a dining table, making it ideal for both everyday living and entertaining.

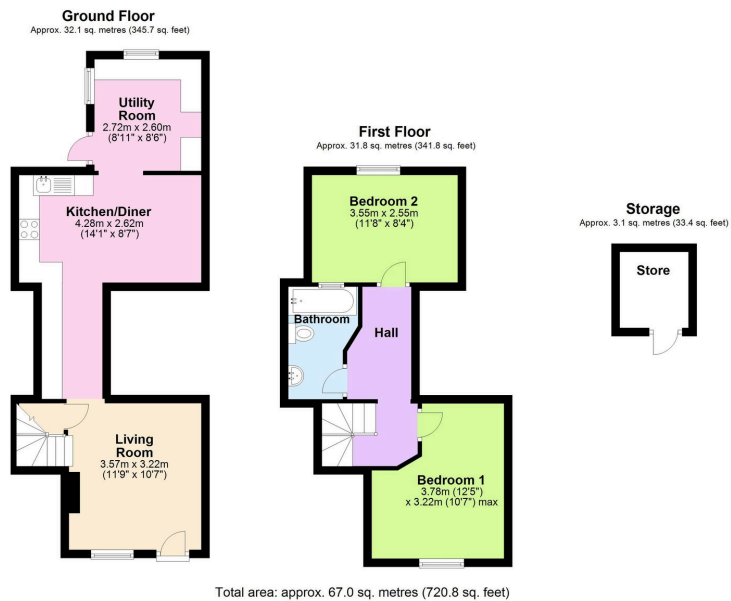
From the kitchen, a practical utility/boot room provides additional storage and access to the pretty, easy-to-maintain rear garden, complete with an outbuilding for added convenience.

Upstairs, the cottage continues to impress with two beautifully appointed bedrooms. The principal bedroom exudes charm with its exposed timber wall beams, while the second bedroom enjoys a vaulted ceiling and further exposed beams, adding to its unique appeal. The stylish modern bathroom is well-equipped with built-in storage, a back-to-wall WC, and a bath with an overhead shower.

To the rear, the property benefits from parking for two cars and a useful timber storage shed. With its wealth of character, tranquil setting, and thoughtfully designed accommodation, this enchanting cottage offers the perfect blend of heritage and modern living.







- GRADE II LISTED TWO BEDROOM COTTAGE
- A MODERN FITTED KITCHEN/DINER
- PRETTY REAR GARDEN WITH AN OUTBUILDING
- EPC RATING N/A
- CHARACTER FEATURES INCLUDING EXPOSED TIMBER BEAMS AND A WOOD BURNING STOVE
- MODERN FITTED BATHROOM SUITE
- PARKING FOR TWO CARS
- COUNCIL TAX BAND C

