



1 The Square,
Etford B79 9DB

Downes & Daughters
ESTATE AGENCY

1 The Square, Elford B79 9DB Offers over £475,000

An impossibly attractive early Victorian cottage home dating back to the mid 19th century in one of the most coveted central locations, the captivating village of Elford has to offer. Only moments away from the popular Crown Public House. With many original features having been sympathetically preserved, the property has been thoughtfully renovated to offer a delightful blend of modern styling complementing the inherent historic charm of the building. With the added benefit of further planning permission to extend to the rear. The accommodation comprises: A vestibule porch, entrance hallway, living room with log burner and large storage cupboard, beautifully presented kitchen diner, utility/boot room with study space and guest cloakroom and three bedrooms and two bathrooms on the first floor. Externally the property benefits from extensive private driveway parking, stylish side garden and a wonderfully private walled rear garden with brick outbuildings, patio seating areas and central lawn.

Viewing is essential to appreciate the abundant charm of this property, its enviable central village location and the extent of the refurbishment.

GROUND FLOOR

Vestibule Porch Entrance • Entrance Hall • Living Room With Attractive Stone Fireplace With Log Burner & Large Storage Cupboard • Beautifully Presented Kitchen Diner With Oak Worksurfaces & Stable Door Leading To... • Utility/Boot Room With Study Space & Access To Rear Garden • Guest Cloakroom

FIRST FLOOR

Attractive Landing With A Selection Of Internal Stained Glass Windows • Principal Bedroom With Multi-Section Wardrobe & Cupboard & Access To Loft Space • En Suite Shower Room • Bedroom Two • Bedroom Three With Storage Cupboard Above Door • Family Bathroom

OUTSIDE

Extensive Gravelled Private Driveway • Neat Hedged Boundaries • Stylishly Planted Side Garden With Attractive Paved Path To Gated Side Access • Attractive Walled Rear Garden • Two Brick Storage Buildings • Patio Seating Area • Lawn With Mature Apple Tree • Raised Vegetable Beds

WHY WE LOVE THIS HOUSE...

'We love this house not only because of its chocolate box looks and attractive, character filled interior but also because it has been a very happy family home at the heart of the community for many years, seconds walk from the welcoming and fun village pub. This house is pretty all year round with different flowers and fruits appearing throughout the seasons in the cottage garden and at Christmas the cottage really comes into its own with cosy log fire, twinkly lights and a very festive street scene outside. It really does make the most perfect festive cottage ready to greet and welcome its guests and is within walking distance from the village church and their wonderful live nativity. A beautiful and very special home which also benefits from a large drive so all the family can visit.'

FURTHER INFORMATION

Freehold (TBC With Solicitor) • Council Tax Band D • Conservation Area • Upvc Double Glazing • Haverland Electric Heating With Wall Mounted Radiators • Energy Rating E • No Gas To The Village • Mains Sewerage







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Total area: approx. 92.9 sq. metres (999.9 sq. feet)



Environmental Impact (CO ₂) Rating	
Client	Domestic
Very environmentally friendly - lower CO ₂ emissions	(29 pphs)
A	(41-51)
B	(59-69)
C	(89-99)
D	(109-149)
E	(179-239)
F	(279-359)
G	(479-559)
EU Directive 2002/91/EC	Not environmentally friendly - higher CO ₂ emissions

Energy Efficiency Rating	
Client	Domestic
Very energy efficient - lower running costs	(29 pphs)
A	(41-51)
B	(59-69)
C	(89-99)
D	(109-149)
E	(179-239)
F	(279-359)
G	(479-559)
EU Directive 2002/91/EC	Not energy efficient - higher running costs