

Nestled in the picturesque village of Harlington, 8-12 Sundon Road is a remarkable Grade II Listed cottage that exudes charm and character. This historic home, now available exclusively through Bradshaws, boasts an impressive 3,000 square feet of internal living space, making it a perfect family residence or a unique investment opportunity.

The property features three inviting reception rooms, ideal for both relaxation and entertaining. The heart of the home is a spacious kitchen and breakfast room, complemented by a utility room and a snug study area. A convenient downstairs shower room adds to the practicality of the layout. Additionally, the self-contained one-bedroom annex provides versatility, whether for guests, family, or as a rental opportunity.

Upstairs, you will find five well-proportioned bedrooms and a family bathroom, ensuring ample space for everyone. The enchanting period features throughout the home, including exposed beams, wall timbers, and a stunning inglenook fireplace, create a warm and inviting atmosphere.

The exterior of the property is equally impressive, with a delightful courtyard and a rear garden that offers a peaceful retreat. A large garage with twin double doors and an additional outbuilding provide over 1,000 square feet of external space, presenting exciting possibilities for conversion (subject to planning permission).

Situated within a conservation area, the cottage enjoys uninterrupted views of the village green and easy access to scenic countryside walks in the Chilterns Hills. Harlington Train Station, just a short stroll away, offers fast and frequent services to London and international airports, while the village itself boasts a variety of local shops, pubs, cafés, and highly regarded schools.

To truly appreciate the uniqueness and potential of this exceptional property, an internal viewing is highly recommended.

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## Entrance Hall

All of downstairs is wheelchair assessable (with the exception of the utility room). The entrance hall provides access to all first floor accommodation with a glazed hardwood door and window to the side aspect. Tiled flooring. Radiator.

## Reception Room/Study

Upvc double glazed door leading to the courtyard. Double glazed windows to the rear. Tiled floor. Radiator.



## Shower Room/Steam Room

Fitted to comprise a shower / steam enclosure with seating area. Fully tiled walls and floor. Heated towel rail. Inset spot lights to the ceiling.

## Cloakroom

Fitted to comprise a w/c and wash hand set into a vanity unit. Tiled floor. Inset spot lights to the ceiling.

## Kitchen/Breakfast Room

Recently refitted to comprise a range of wall, drawer and base level units with quartz work surfaces over. Integrated appliances which include, full height fridge and freezer, dishwasher, oven and combination microwave oven, five ring gas hob with an extractor hood over. Butler sink. Double glazed window to the rear aspect. Tiles floor. Radiator. Feature port hole window.



## Utility Room

Fitted with wall and base level units which match the kitchen. Butler sink. Space and plumbing for a washing machine. Quartz work surface. Tiled floor. Radiator. Door to the rear aspect. Wall mounted boiler.

## Living Room

Bay window to the front aspect. Door to the front. Feature large

inglenook fire place. Tiled floor. Three radiators. Feature exposed beams and wall timbers. Wall light points. Stairs rising to first floor accommodation. Door providing onwards access to bedroom two.



## Bedroom Two

A good sized double bedroom with stairs rising from the living room. Dual aspect with windows to the front and rear. Radiator. Exposed wall timbers. Storage cupboard. Fitted carpet.



## First Floor Landing

Providing access to all first floor accommodation with twin windows to the side aspect. Wall light points. Radiator. Fitted carpet.

## Bedroom One

Window to the front. Fitted wardrobes. Exposed wall timbers. Radiator. Fitted carpet.



## Bedroom Three

Double glazed window to the rear aspect. Radiator. Fitted carpet. Doors leading to the eaves.





### Bedroom Four

Situated adjacent to bedroom one and formally used as a bathroom this room could be converted into an en-suite to bedroom one. Window to the side. Radiator. Fitted carpet. Storage cupboard. Hatch to the loft.



### Bedroom Five

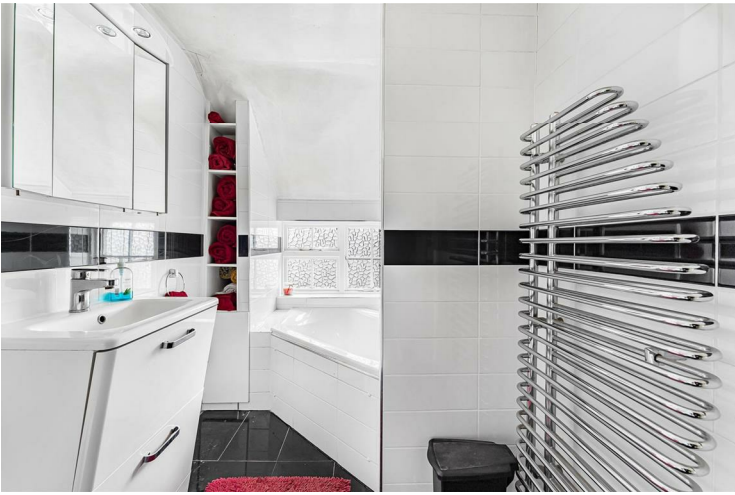
Double glazed window to the rear aspect. Built in wardrobe. Radiator. Fitted carpet. Wall light point.



### Bathroom

Fitted to comprise a corner bath with a mains fed shower over and

glass screen. Wash hand basin set into a vanity unit. W/c Heated towel rail. Window to the side. Tiled floor and fully tiled walls.



### To The Rear

When viewing the rear elevation of the property you get a sense of the true size and scale of this large home, and the size of the plot which offers a good sized rear garden, courtyard, ample off road parking and two large garages.



### Court Yard Garden

Adjacent to the immediate rear of the property and providing onward access to the lawn garden.





## External Cloakroom

A useful outside convenience that is fully tiled and fitted to comprise a w/c and wash hand basin.

## Lawn Garden

A private and enclosed garden that is well stocked with a variety of flowers, shrubs, bushes and trees.



## Triple Width Garage

Located to the rear of the main dwelling is a triple width garage which (many years ago) were previously been used as car repair shop and benefit from a gas supply, water / mains sewerage, electricity and a large roof space. The garages and driveway do not form part of the Grade II Listing and therefore offer vast potential for a multitude of uses (subject to consent). Located to the rear of the garages is a small gated garden which gives access to the garages from the nearby Station Road.



## Number 10/Annex

Adjacent to the main dwelling you'll find a self contained annex that was was rented out by the current vendors for a number of years and recently yielded a rental income of circa £1000pcm. This multi-use space offers vast potential for the family with multi-generational living requirements, or could be incorporated into the main dwelling to extend the living accommodation or be a useful rental property providing additional income.



## Living room

A spacious room that stretches from the front to rear aspect with exposed wall timbers and tiled floor.



## Lounge Area

Window to the front aspect. Radiator. Meter cupboard. Door to the front aspect.



## Dining Area

Set conveniently adjacent to the kitchenette.





### Kitchenette

Double glazed Upvc door to the side aspect. Wall, drawer and base level units with work surfaces over. Single drainer sink. Hob and oven with extractor hood over. Hot water heater. Space and plumbing for a washing machine. Space for a refrigerator. Tiled floor.



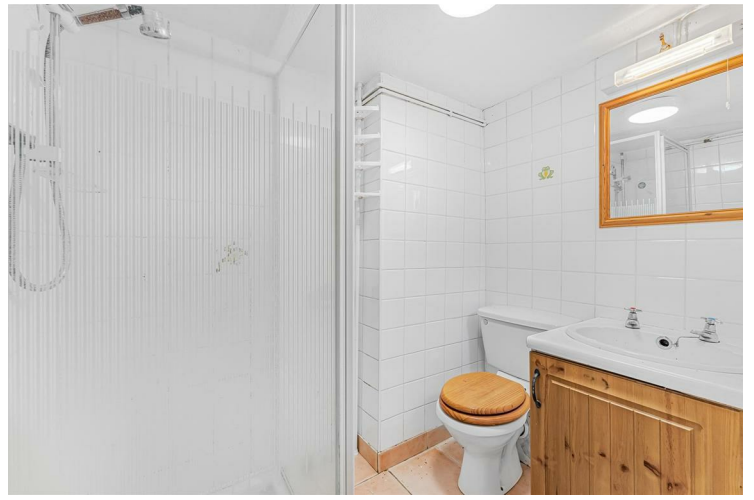
### Bedroom

Double glazed window to the side aspect. Radiator. Tiled floor.



### Shower Room

Fitted to comprise a shower enclosure with electric shower over. W/c. Wash hand basin set into a vanity unit. Fully tiled walls and floor. Window to the rear aspect.



### Plot & Boundaries

The property sits on a substantial plot as outlined on the title plan which depicts the boundary



### NB

Services and appliances have not been tested.

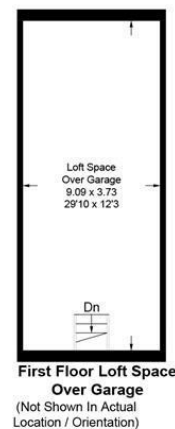
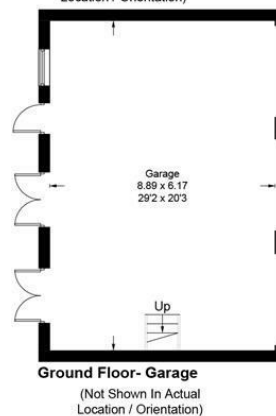
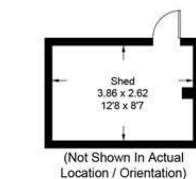
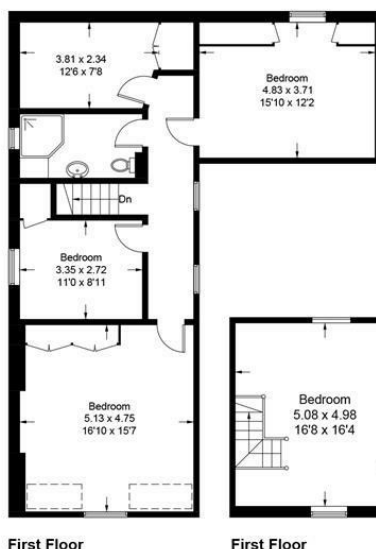
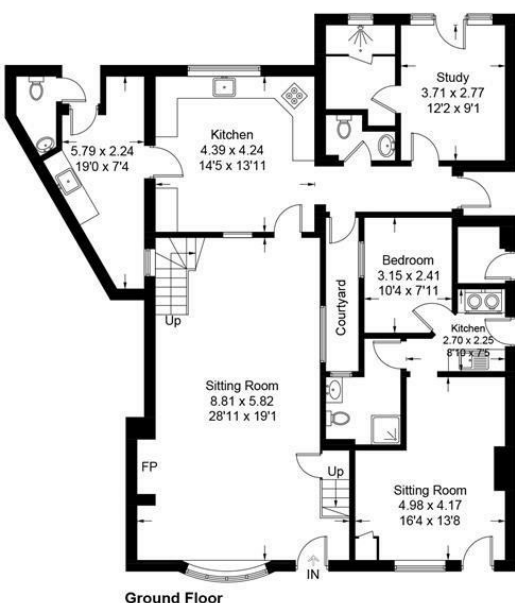
### Viewing

By appointment through Bradshaws.

### Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

Approximate Gross Internal Area = 253.2 sq m / 2725 sq ft  
 Outbuildings = 99.7 sq m / 1073 sq ft  
 Total = 352.9 sq m / 3798 sq ft



= Reduced headroom below 1.5m / 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1141815)