



Nestled in the historic hamlet of Tingrith, the charming Gardeners Cottage (on the corner of High Street and Church Road) offers a perfect blend of comfort and character. This property provides ample space for relaxation and entertaining. The cosy atmosphere is enhanced by the traditional features that are often found in such quaint homes with exposed beams, feature fireplace and exposed brick walls found throughout. A key feature of the property is the stunning Garden space to the front, side and rear, offering a peaceful environment and a great opportunity for a keen gardener.

Tingrith is known for its friendly community and beautiful surroundings, making it a wonderful place to call home. This cottage presents an excellent opportunity for those looking to enjoy the tranquility of village life while still being within reach of local amenities. Harlington mainline railway station is a short drive away, providing fast and frequent services to Central London, London airports and beyond.

The cottage boasts two well-proportioned bedrooms and a versatile cellar which can be used as a guest bedroom or snug/cinema room, making it an ideal choice for small families, couples, or individuals seeking a peaceful retreat. The garden is a stand out feature of this stunning home, the property offers ample space to the front, side and rear for relaxation, gardening and entertaining. The property also features off-road parking and on road parking is easily accessible.

Entrance

Hardwood storm porch providing access to part glazed door and onward to:

Entrance Lobby

Providing access to all ground floor accommodation with stairs rising to the first floor accommodation. Wood laminate flooring. Exposed wall timbers and brickwork.

Sitting Room

A quintessentially cosy cottage living space that is packed with character features such as exposed wall and ceiling timbers and exposed brick work. Dual aspect with secondary glazed leaded windows to the front and side aspects to the garden. Wood laminate flooring. Fire place with log burner. Radiator. Wall light points.



Cottage Kitchen

Tastefully hand built fitted kitchen including wall, drawer and base level units with solid oak work surfaces. Butler sink. Integrated oven and induction hob. Integrated fridge. Secondary glazed leaded window to the side garden. Wood laminate flooring. Solid fuel Rayburn oven. Exposed ceiling timbers. Wood panelled wall. Stable style door to the rear courtyard.



Cellar

A fully tanked versatile / multifunctional living space that is currently

being used as a cinema room and occasional guest bedroom. Windows to the front. and side. Wood laminate flooring. Electric heater. Spot lights. Useful additional storage.



Landing

Providing access to all first floor accommodation with exposed timbers to one wall. Fitted carpet. Loft hatch (with ladder) providing access to the boarded roof space.

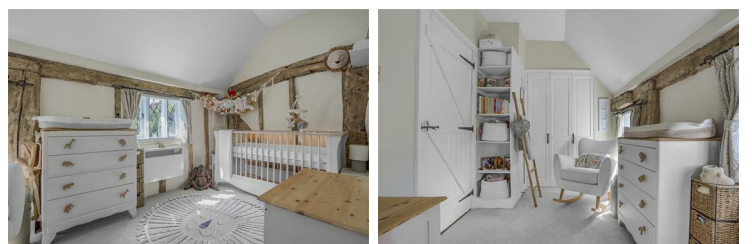
Bedroom One

A spacious room with vaulted ceiling. Large walk in wardrobe with hanging space and shelving. Hatch to the roof space. Fitted carpet. Secondary glazed leaded window to the side aspect. Airing cupboard housing the insulated hot water tank. Electric heater.



Bedroom Two

Twin secondary glazed leaded windows to the front aspect. Exposed wall timbers. Fitted carpet. Built in wardrobe. Electric heater.



Bathroom

Tastefully fitted to comprise a w/c. Wash hand basin fitted to a bespoke Singer sewing table. Cast iron radiator. Exposed wall timbers. Secondary glazed leaded window to the side aspect. Exposed floor timbers. Extractor.



Side Garden

Accessed from Church Road with a pedestrian gate leading to the property and a larger gate providing vehicular access and off road parking with an electric vehicle charging point. A sunny south westerly garden laid to shingle with a well stocked kitchen garden offering a variety of herbs to enjoy. Outside tap. Mature bushes, shrubs and trees. Wall light. Wood store and a useful sentry box for garden tools and equipment.

Main Garden

This delightful bright and sunny garden filled with bird song, truly lives up to its name, the Gardeners Cottage. It will provide many hours of enjoyment for the future owners to potter around, entertain guests and simply relax. Well- planned, it features a section of patio and decking areas for relaxation, surrounded by mature shrubs, trees and beds filled with cottage garden favourites.

The garden includes a garden kitchen with an integrated BBQ, perfect for entertaining guests, a greenhouse, and a summer house to ensure you can make the most of this delightfully private outdoor living space all year round.



Rear Courtyard

Accessed from the cottage kitchen and providing onward access to the two outbuildings and store. Outside tap.

Barn / Workshop

Located to the rear of this and the neighbouring cottages are a collection of outbuildings and a covered store area. Gardeners Cottage owns two of the large barns and covered store area. Combined these provide an impressive amount of storage for bicycles or motorcycles and if converted potentially a hobby room or home office space.



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.)

High Street, Milton Keynes, MK17 9EN
 Approximate Gross Internal Area = 98.1 sq m / 1057 sq ft
 (Including Outbuilding)



Illustration for identification purpose only, measurements approximate, and not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	