



* STUNNING COTTAGE DATING TO 1500'S WITH APPROXIMATELY 1268 SQUARE FEET OF ACCOMMODATION
* OFFERING A WEALTH OF CHARACTER FEATURES * RECENT FULL RESTORATION SUCCESSFULLY
COMBINING HIGH END MODERN DAY LIVING WITH PERIOD CHARM * EXPOSED TIMBERS, BEAMS & BRICK
WORK THROUGHOUT * GOOD SIZED AND SECLUDED REAR GARDEN * TWO COSY RECEPTION ROOMS WITH
INGLENOOK FIREPLACES * STUNNING OPEN PLAN REAR ASPECT KITCHEN / LIVING, DINING ROOM WITH
QUALITY FITTED KITCHEN AREA & BI-FOLDING DOORS TO THE GARDEN * GROUND FLOOR UTILITY & W/C *
TWO GOOD SIZED DOUBLE BEDROOMS WITH FEATURE VAULTED CEILINGS * EN-SUITE SHOWER ROOM TO
BEDROOM ONE * LUXURIOUS BATHROOM * GARAGE & PARKING TO REAR * INTERNAL VIEWING IS STRONGLY
RECOMMENDED TO FULLY APPRECIATE THIS UNIQUE HOME *

Offered for sale exclusively with Bradshaws, a beautifully and thoughtfully renovated period home set within the charming village of Toddington. The property oozes period character dating back to late 1400's making this a must view property for those looking for something special with unique historic style and a bespoke / high-end finish throughout. Features include exposed timbers, beams and brickwork, inglenook fireplaces and vaulted ceilings. On the ground floor the well proportioned accommodation offers two cosy reception rooms with inglenook fireplaces, a large open plan rear aspect kitchen / living and dining space, separate utility room and w/c. The first floor offers two generous sized bedrooms with vaulted ceilings, a stunning fitted bathroom and an equally impressive en-suite shower room to bedroom one. Externally to the front is a low maintenance garden with an enclosed garden, garage and ample parking located to the rear.

Entrance Lobby

Double glazed hardwood door to the front aspect. Decorative tiled floor. Cupboard housing meters and consumer unit. Inset ceiling spotlights. Doors to both front reception rooms.



Sitting Room

Packed with character features, the sitting room comprises of twin double glazed windows to the front aspect. Exposed beams and brickwork. Feature inglenook fireplace with open fire, exposed brickwork and red quarry tile mantle and hearth. Television point. Fitted carpet. Wall lights on dimmer switch. Under floor heating.



Lounge

Twin double glazed windows to the front aspect. Double glazed window to the side. Character exposed beams and brickwork. Feature inglenook fireplace with log burner. Television point. Data feed point. USB plug sockets. Fitted carpet. Wall lights on dimmer switch. Under floor heating. Cupboard housing combi boiler.



Kitchen / Dining Room

A large open plan living space providing the perfect setting for the family to relax, entertain and enjoy. Features bi-folding doors leading to rear garden.



Kitchen Area

Fitted to comprise a range of drawer and base level units with white granite worksurface over, incorporating sink

and drainer unit and kitchen island with cement infused granite work surface over. Space for freestanding 8-ring cooker (available by separate negotiation). Integrated dishwasher, microwave oven and wine fridge. Space and plumbing for American style fridge / freezer. Flagstone tile floor. USB plug sockets. Walk-in pantry with flagstone tiles and window to the kitchen area. Features exposed herringbone brick wall and exposed beams. Under floor heating. Inset ceiling spotlights on dimmer switch.

Dining Area

Two large skylight windows with self cleaning glass. Feature log burner. Underfloor heating. Exposed beams. Inset ceiling spotlights on dimmer switch.



Rear Lobby

Double glazed stable style door to the side aspect. Flagstone tile floor.

Utility Room

Fitted with a range of wall and base level units with work surface over incorporating sink unit. Space and plumbing for washing machine and tumble drier. Flagstone tile floor. Georgian style radiator. Double glazed window to the side aspect. Inset ceiling spotlights. Extractor fan.



Cloakroom

Fitted to comprise close couple w/c and vanity unit with inset wash hand basin. Flagstone tile floor. Extractor fan. Inset ceiling spotlights. Double glazed window to the side aspect.

Landing

Provides access to all first floor accommodation. Two double glazed windows to the rear aspect. Exposed beams and brickwork. Hatch to loft space. Fitted carpet.

Bedroom One

A characterful and spacious dual aspect bedroom with feature vaulted ceiling. Double glazed windows to the front and rear aspects. Feature fireplace with timber mantle. Exposed beams and brickwork. Two Victorian style radiator. Fitted carpet. Inset ceiling spotlights on dimmer switch.



En Suite Shower Room

Fitted to comprise close couple w/c, wash hand basin inset to wooden vanity table and double shower with Victorian style exposed pipe work. Exposed beams. Tile effect floor. Anti-mist sensor mirror. Inset ceiling spotlights

on dimmer switch. Extractor fan. Double glazed window to the front aspect.



Bedroom Two

A good sized second bedroom with vaulted ceiling. Double glazed window to the front aspect. Built-in wardrobe. Exposed beams and brickwork. Victorian style radiators. Fitted carpet. Inset ceiling spotlights on dimmer switch.



Bathroom

Fitted to comprise close couple w/c, bespoke antique French wooden sink and vanity unit. Bath tub with underlighting, rainforest shower head over and hand held shower attachment. Exposed beams and brickwork. Part tiled walls. Tile effect floor. Heated towel rail. Anti-mist sensor mirror. Vaulted ceiling. Inset ceiling spotlights on dimmer switch.



To The Front

The front of the property is laid to shingle with stepping stones to the front door.

Garage

Located adjacent to the rear of the property with up and over door.

Rear Garden

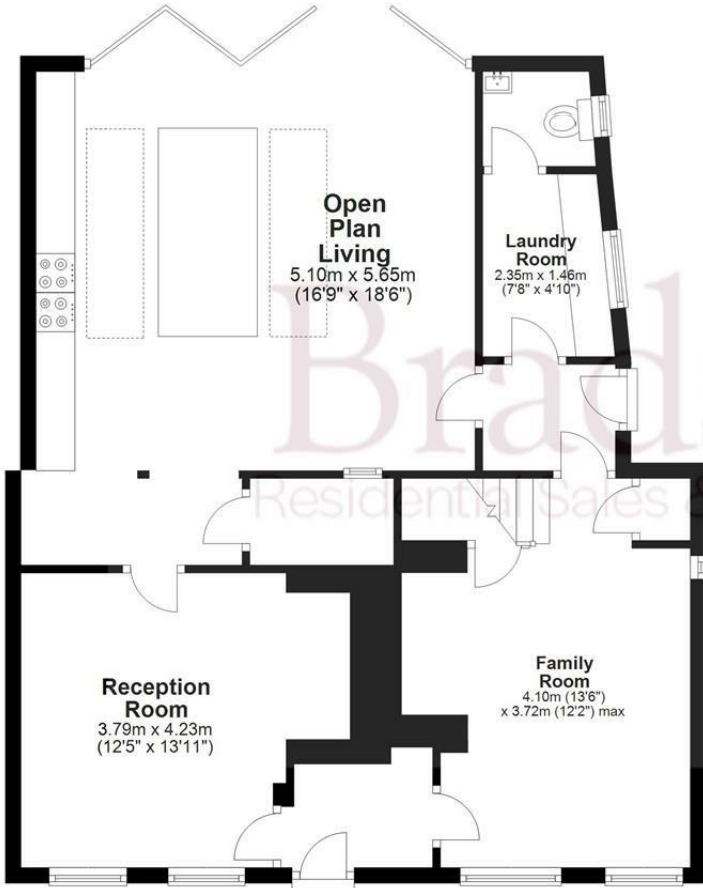
Flagstone flooring found in kitchen and dining room continues into garden as a charming feature. The garden offers a delightful space to relax with patio and boundary fencing. Two gated pedestrian access points.

Disclaimer

These details have been prepared by Julie Rogers and the statements contained therein represent her 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.

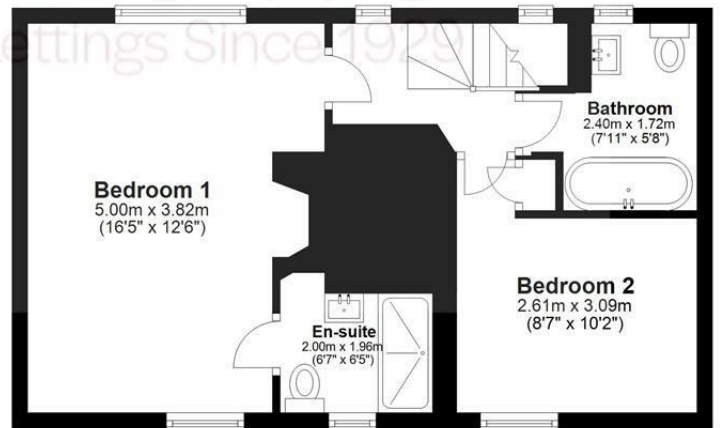
Ground Floor

Approx. 79.1 sq. metres (851.2 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.4 sq. feet)



Total area: approx. 117.9 sq. metres (1268.6 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

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			
		73	81
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	