



Kennedy
&co.

The Old School House

Wrestlingworth

SG19 2EU

Asking Price Of £575,000

- Detached Character Cottage
- Overlooking Wrestlingworth Village Church
- Large Reception Hallway
- Three Reception Rooms

- Sitting Room with Picture Window Overlooking the Japanese Garden
- Fitted Kitchen with Granite Worksurfaces
- Family Bathroom & Shower Room
- Three Bedrooms



Dating back to 1851 'The Old School House' is located in an enviable position overlooking Wrestlingworth Village Church. Sitting on a delightful plot with formal and Japanese garden areas. The property has been well maintained and modernised by the current owners, whilst retaining many original character features. This detached cottage benefits from three reception rooms, fitted kitchen, downstairs shower room, three bedrooms and family bathroom. Externally there is an attached workshop and single garage.

Wrestlingworth is a small rural village set in the midst of open countryside, between Cambridge & Bedford. There are a variety of amenities in the nearby village of Pottton Market Town & Gamlingay. The nearest train station is at Sandy approx 6 miles away with links to London Kings Cross. There is easy access nearby to the A1. Pine entrance door with twin glazed panels opening into:

RECEPTION LOBBY

Windows to both side aspects, glazed door through to:



SPACIOUS RECEPTION HALLWAY

Dog leg staircase rising to the first floor, under stairs storage cupboard, decorative floor tiling, part wooden panelled ceiling, wall light points, twin windows to the front aspect, floor standing oil fired boiler, airing cupboard, window to the rear aspect, part glazed door to rear porch, stripped pine doors off to all rooms.

SNUG / BEDROOM FOUR

Sash window to the front aspect with secondary double glazing, Victorian fireplace with tiled hearth, picture rail, radiator, Kardean flooring.

SHOWER ROOM

Double glazed window to the rear aspect, fitted three piece suite comprising high level Wc, pedestal wash hand basin and enclosed fully tiled shower cubicle, radiator, storage cupboard with plumbing for washing machine, Kardean flooring.



REAR PORCH

Of brick, timber and glass construction, vaulted ceiling, Kardean flooring, electric panel heater, French doors opening to the rear garden.

FITTED KITCHEN

Twin double glazed windows to the rear aspect, fitted with a comprehensive range of base and matching eye level units, under pelmet lighting, granite work surfaces and upstands, inset 1 1/2 bowl sink unit, space for cooker with stainless steel and glass extractor over, integral fridge, dishwasher and microwave, wooden panelled ceiling, electric panel heater, Kardean flooring.

DINING ROOM

Sash window to the front aspect with secondary double glazing, stripped wooden flooring, personal door to garage, Victorian fireplace with overmantle & tiled hearth, coving to ceiling.

SITTING ROOM

Full height double glazed window to the side aspect looking over the Japanese garden, glazed door with window to side opening to side garden, wooden panelled ceiling with inset light boxes, wall light points, parquet flooring, twin radiators, feature 'Jotul' wood burning stove with brick hearth.

FIRST FLOOR LANDING

Stripped pine doors off to all rooms.

MASTER BEDROOM

Sash window to the front aspect overlooking the Church, twin windows to the rear aspect, radiator, twin built in wardrobes.

BEDROOM TWO

Sash window to the front aspect overlooking the Church, stripped wooden flooring, double wardrobe with mirror fronted doors, radiator.

BEDROOM THREE/ OFFICE

Sash window to the front aspect overlooking the Church,

currently set up as a home office with a range of built in furniture, radiator.

FAMILY BATHROOM

Sash window to the side aspect, fitted three piece suite comprising low level Wc, pedestal wash hand basin and bath with telephone style shower attachment, radiator, Karndean flooring.

REAR GARDEN

South westerly aspect, beautifully landscaped, with large slate patio, feature glazed well, shaped lawned areas with raised well stocked beds and box hedging, abundance of shrubs and mature trees, enclosed by high brick walling which affords the garden a great deal of privacy, designated barbecue area, patio pathway continues around to the side of the property giving access to:

JAPANESE 'STROLL' GARDEN

Truly stunning with an abundance of shrubs, ferns and mature trees, winding gravel pathways with bridge over large Koi Pond, decked area to front of the pond, further large

decked area with bamboo screening providing an ideal outdoor entertaining space, water feature, range of mature fruit trees including apple and plum, 'tea waiting room' which is an open fronted seating area with tiled roof, overlooking the Koi Pond, gated access to the front, further hidden garden area with log store and large new timber shed with power and light housing new filter system for the Koi Pond.

WORKSHOP

Set at the side of the property, power and light connected.

FRONT GARDEN

Gravel pathway leading to entrance lobby, range of mature trees and shrubs.

SINGLE GARAGE

Set to the side of the property with twin wooden doors, power and light connected, radiator.

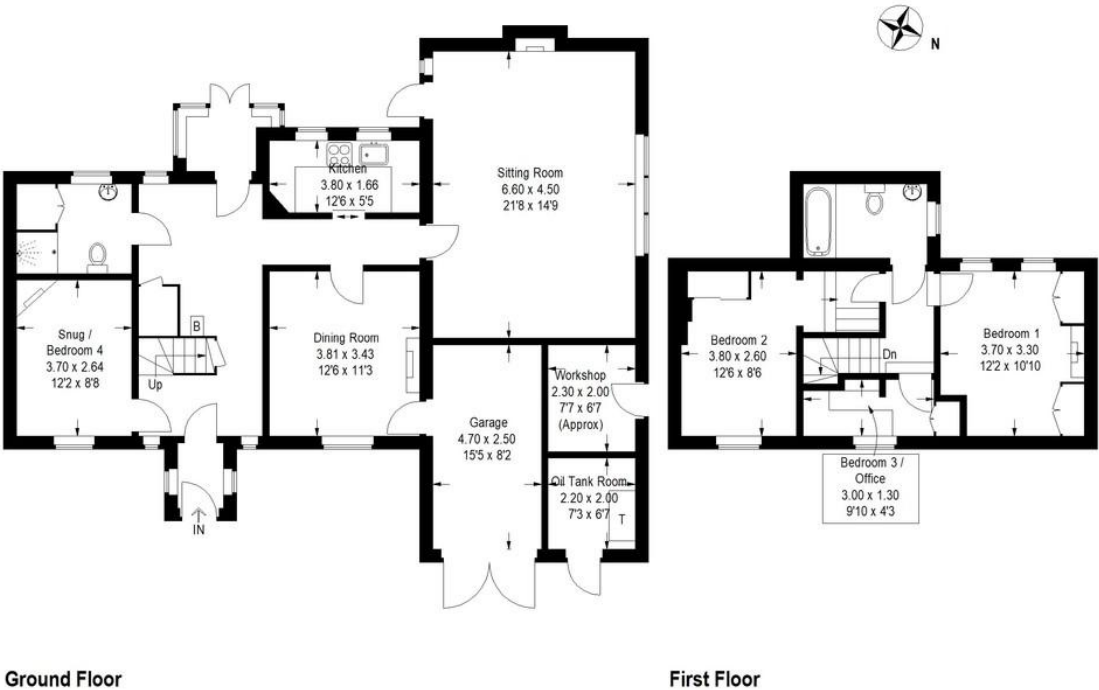
OIL TANK ROOM

Housing oil tank, additional storage space with power and light connected.



Church Lane, Wrestlingworth Sandy, SG19 2EU

Approximate Gross Internal Area = 135.5 sq m / 1458 sq ft
Garage / Store = 22.8 sq m / 245 sq ft
Total = 158.3 sq m / 1703 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID779100)
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COUNCIL TAX BAND

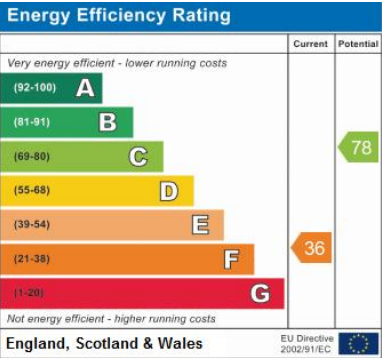
Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements