



Kennedy
&co.

Pear Tree House

Wrestlingworth

SG19 2EJ

Asking Price Of £795,000

Executive modern detached home

Four bedrooms

Two reception rooms

Open plan 29ft
Kitchen/dining room

Master bedroom with
dressing area

En-suite shower room

Good sized mature garden

Double garage



An executive, modern Georgian style home set within the popular village of Wrestlingworth. This lovely immaculate home has been occupied by the present owners for many years and has been extended and modernised with quality fitments throughout. The rear garden is of good size with views over open farmland. The property provides two large reception rooms, 29ft kitchen/dining room, downstairs cloakroom, four bedrooms with dressing area and en-suite to the master and double garage. To the rear of this home you will find mature gardens with a bridge over the brook with additional garden beyond.

Wrestlingworth is a small village nestled on the borders of Cambridgeshire, Hertfordshire and Bedfordshire and provides good commuter links to Cambridge, London and Bedford. There are many clubs, social events, primary schooling, a 12th century church, beautiful

countryside walks, local businesses and a good public house.

PARTICULARS

Storm porch with Georgian style door with glazed panels to both sides to:

HALLWAY

Coat rack and seated area with radiator under. Stairs rising to the first floor, Coving. Oak effect flooring. Dado rail and panelling. Recessed lighting. Large storage cupboard housing the wash/dryer.

CLOAKROOM

Wash hand basin. Low flush W.C. Dado rail and panelling. Tiled flooring. Obscure double glazed window to the front. Radiator. Extractor.Coving.

LOUNGE

17' 4" x 11' 6" (5.28m x 3.51m) Two double glazed windows with window seats to the rear. Wood burner with granite hearth and timber mantle. Storage cupboards to both sides. Two radiators. Dado rail and coving. Recessed lighting.

SITTING ROOM/STUDY

17' 7" x 10' 3" (5.36m x 3.12m) Fully fitted bookcase with cupboard under. Display shelving. Coving. Radiator with cover. Double glazed window to the front.

KITCHEN/DINER

29' 4" x 11' 4" (8.94m x 3.45m) Divided into two areas - Dining area with Bi-folding doors to the rear garden. Radiator with cover. Dado rail. Under stairs pantry

cupboard.

Kitchen area with a range of country style, cream coloured base and wall mounted units with integral appliances including, fridge/freezer, dishwasher, range cooker with extractor. Sink and drainer with mixer tap. Radiator. Double glazed window to the front with window seat. Oak flooring. Velox window to the front.

LANDING

Radiator with cover. Airing cupboard housing the hot water tank. Access to the loft space.

BEDROOM ONE

12' 2" x 11' 1" (3.71m x 3.38m) Double glazed window to the rear. Radiator with cover. Timber panelling over bed. Coving. Dressing area.

ENSUITE

Large walk in fully tiled shower. Wash hand basin. Low flush W.C. Half panelling. Extractor. Heated towel rail. Recessed lighting. Double glazed window to the front with shutters.

BATHROOM

Three piece suite comprising: bath with tiled shower over and screening to the side. Low flush W.C. Vanity unit housing the wash hand basin. Double glazed obscure window to the front. Extractor. Recessed lighting. Heated towel rail.

BEDROOM TWO

11' 2" x 10' (3.4m x 3.05m) Double glazed window to the rear. Coving. Fitted wardrobe. Radiator.

BEDROOM THREE

9' 2" x 7' 4" (2.79m x 2.24m) Double glazed window to

the front. Coving. Radiator. Storage cupboard

BEDROOM FOUR

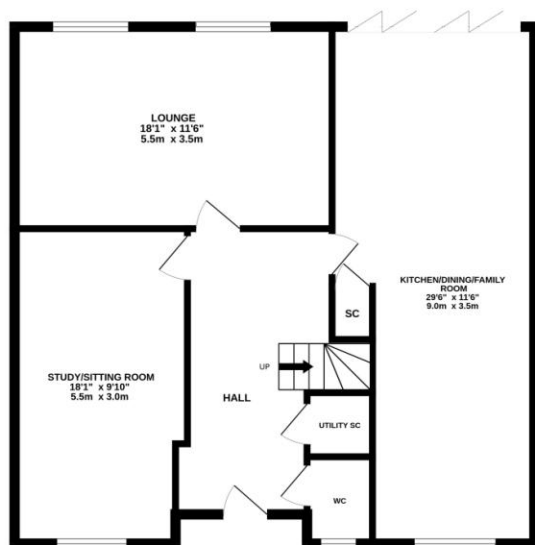
8' 4" x 6' 8" (2.54m x 2.03m) Double glazed window to the rear. Coving. Radiator.

EXTERNALLY

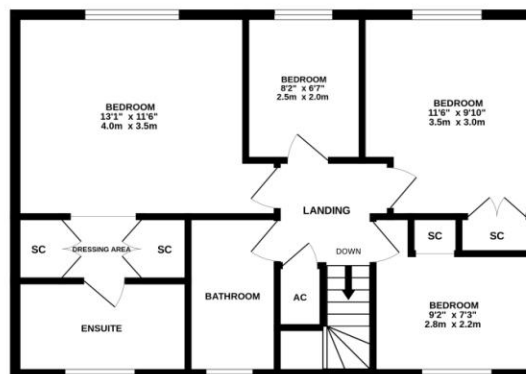
Rear garden: - Lovely large landscaped garden with lawn area and mature trees. Large patio with outdoor kitchen cupboards for entertaining. To the rear of the garden there is a brook with bridge over to an extended garden area currently the vegetable garden. To the front: - Double garage with power and lighting. E.V charging point. Parking for two vehicles. Shrubs and planting. Mature hedging. Gated access to the rear garden.



GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1465 sq.ft. (136.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE

10 Market Square
Potton
Bedfordshire
SG19 2NP

T: 01767 262729

E: potton@kennedyestateagents.uk

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.