



Kennedy & Co.

Sugarloaf Cottage, 1 Vinegar Hill,
Hatch - SG19 1PR

EPC: F

£445,000

- Four Bedroom Semi-Detached Home
- Rural Location Backing On To Open Fields
- Stunning Uninterrupted Countryside Views
- Sitting Room With Wood Burner
- Generous 19ft Family/Dining Room
- Re-Fitted Modern Kitchen
- Re-Fitted Modern Family Bathroom & First Floor W.C
- Generous Rear Plot With Several Outbuildings



A very rare and exclusive opportunity to purchase this delightful four bedroom semi-detached period residence boasting a wealth of character and charm throughout, benefitting from a delightful semi-rural location backing on to open fields, with stunning uninterrupted open field views to most aspects, boasting a generous plot with ample outbuildings.

This unique property briefly benefits from a modern re-fitted kitchen, re-fitted modern bathroom, sitting room with cast iron wood burner, separate generous 19ft family/dining room with cast iron open fire, four bedrooms and plus first floor W.C.

Other benefits include gas to radiator central heating with combination boiler, and a wealth of character features throughout.



Externally this fine home is situated in a fantastic semi-rural location with only one near neighbour, and benefits from uninterrupted open views to the front, rear and side elevations. Also, the property enjoys a generous rear garden with a brick built outbuilding, timber summerhouse/home office and detached 19ft x 19ft timber workshop, all with power and light connected, providing ample opportunities to run a business from home.

Early viewings are strongly advised.

Sandy is serviced by schools, shops and facilities, ideal for the commuter with easy access to the A1(M) and to the mainline railway station to London St Pancras.



PARTICULARS

Timber entrance door to:

ENTRANCE PORCH

Windows to front and side elevations, door to:

LOUNGE

12' 9" x 12' 6" (3.89m x 3.81m) Dual aspect room, feature double glazed windows to front and side elevations, double panel radiator, feature brick built fireplace with cast iron wood burner plus brick hearth and oak mantle, door to:

INNER HALL

Tiled flooring, communicating doors to:

KITCHEN

12' 5" x 11' 8" (3.78m x 3.56m) Feature double glazed window to side elevation, double panel radiator, re-

fitted modern kitchen incorporating one bowl stainless steel sink/drain unit, wood effect rolled top work surfaces, range of base units incorporating built in stainless steel oven and electric four burner hob over, space and plumbing for washing machine, space for fridge/freezer, built in pantry cupboard, tiled to all splash areas, further range of wall mounted units incorporating built in stainless steel extractor hood and wall mounted gas combination boiler, pine door leading to stairs rising to first floor with built in storage cupboard beneath, tiled flooring.

DINING/FAMILY ROOM

19' 1" x 10' 3" (5.82m x 3.12m) Feature double glazed window to front elevation, double panel radiator, laminated wood effect flooring, delightful feature open fireplace with tiled hearth and wooden surround, feature pine latched door to:

BATHROOM

Obscure window to rear elevation, feature column style radiator with built in towel rail, re-fitted modern three piece white suite comprising low level W.C, wash hand basin with mixer taps over, panelled bath with feature rain shower over, feature tiled flooring.

FIRST FLOOR

LANDING

Access to loft space, communicating doors to:

MASTER BEDROOM

12' 7" x 10' 6" (3.84m x 3.2m) Dual aspect room, windows to both front and side elevations, single panel radiator, access to loft space.

BEDROOM TWO

10' 6" x 9' 4" (3.2m x 2.84m) Window to front elevation, single panel radiator, built in storage cupboard.

BEDROOM THREE

9' 9" x 8' 1" (2.97m x 2.46m) Window to rear elevation, single panel radiator, built-in over stairs storage cupboard.

BEDROOM FOUR

8' 2" x 7' 5" (2.49m x 2.26m) Window to rear elevation, single panel radiator.

W.C

Obscure window to rear elevation, fitted low level W.C and wash hand basin with tiled splash areas, tiled flooring.

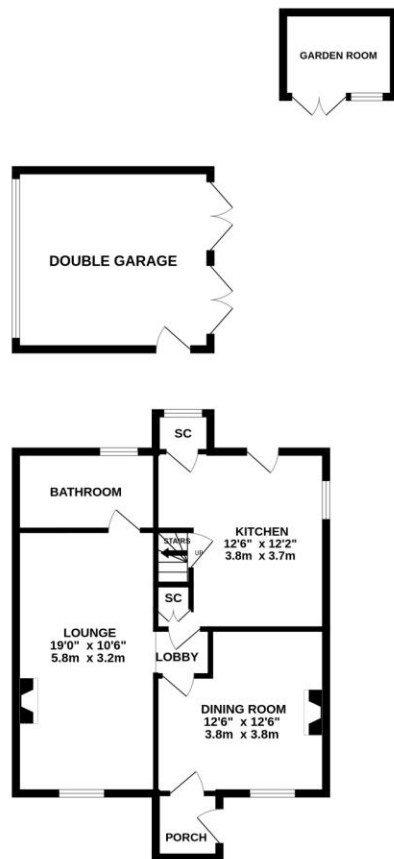
EXTERNALLY

FRONT

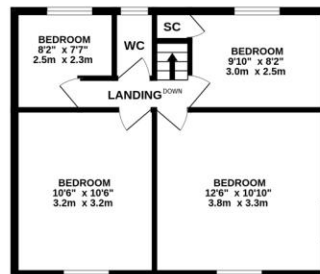
Laid to lawn area, vehicular access to side with gated access to:



GROUND FLOOR



1ST FLOOR



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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REAR GARDEN

Generous paved patio area with outside tap and steps up to further paved patio area, established tree and shrub borders and beds, delightful views across open fields to both side and rear aspects, hardstanding providing off road parking/vehicle storage, personnel doors to:

OUTBUILDING

Small log store and brick built outbuilding with power and light connected, ideal for storage.

SUMMMERHOUSE/HOME OFFICE

Door to front elevation, power and light connected, heater, broadband connection, ideal for working from home or garden room.

DETACHED WORKSHOP

19' 4" x 19' 3" (5.89m x 5.87m) Window to rear elevation, two double doors, power and light connected.

PARKING

The property currently enjoys ample parking to the side for several vehicles. This is available at the farmers discretion and does not legally form part of the property. However, the parking should be available to the new purchaser.

COUNCIL TAX BAND Tax band D

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 are 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