



**“Court Cottage” 17 High Street,
Sharnbrook, Bedfordshire MK44 1PG**





Court Cottage is an attractive, character filled four bedroom semi detached property dating back to 1860 with a glorious and very private rear garden nicely positioned in the heart of this thriving and picturesque north Bedfordshire village.

The entrance vestibule has excellent storage and opens in to the very spacious and bright reception hall with durable, engineered oak flooring which continues into the cloakroom, dining room and the elegant, bay fronted sitting room which features a log burner. The large dining room has a built in cupboard, folding plantation style shutters and double doors opening to the rear garden. The charming, well planned kitchen/breakfast room is fitted in bespoke hand painted units with granite work tops and includes a Rangemaster oven, a breakfast table with a bench seat and a dresser. On the first floor there are four well proportioned bedrooms, one featuring a Juliet Balcony enjoying superb outlooks over the garden and countryside beyond, three with built in wardrobes and finally the four piece family bathroom.

Externally there is a beautiful 75 ft x 42 ft private lawned rear garden with abundantly stocked and mature borders concealing shaded, hidden pathways. A paved patio adjoins the rear of the house and a tranquil, decked and paved lower garden featuring a magnificent Yew tree and a delightful summer house providing further relaxation areas.

- * **Attractive Period Property**
- * **4 Bedrooms**
- * **2 Reception Rooms**
- * **Log Burner**
- * **Bespoke fitted Kitchen/Breakfast Room**
- * **Cloakroom**
- * **Double Glazing**
- * **Gas Radiator Heating**
- * **Garage And Driveway**
- * **Glorious Private Rear Garden**

FREEHOLD

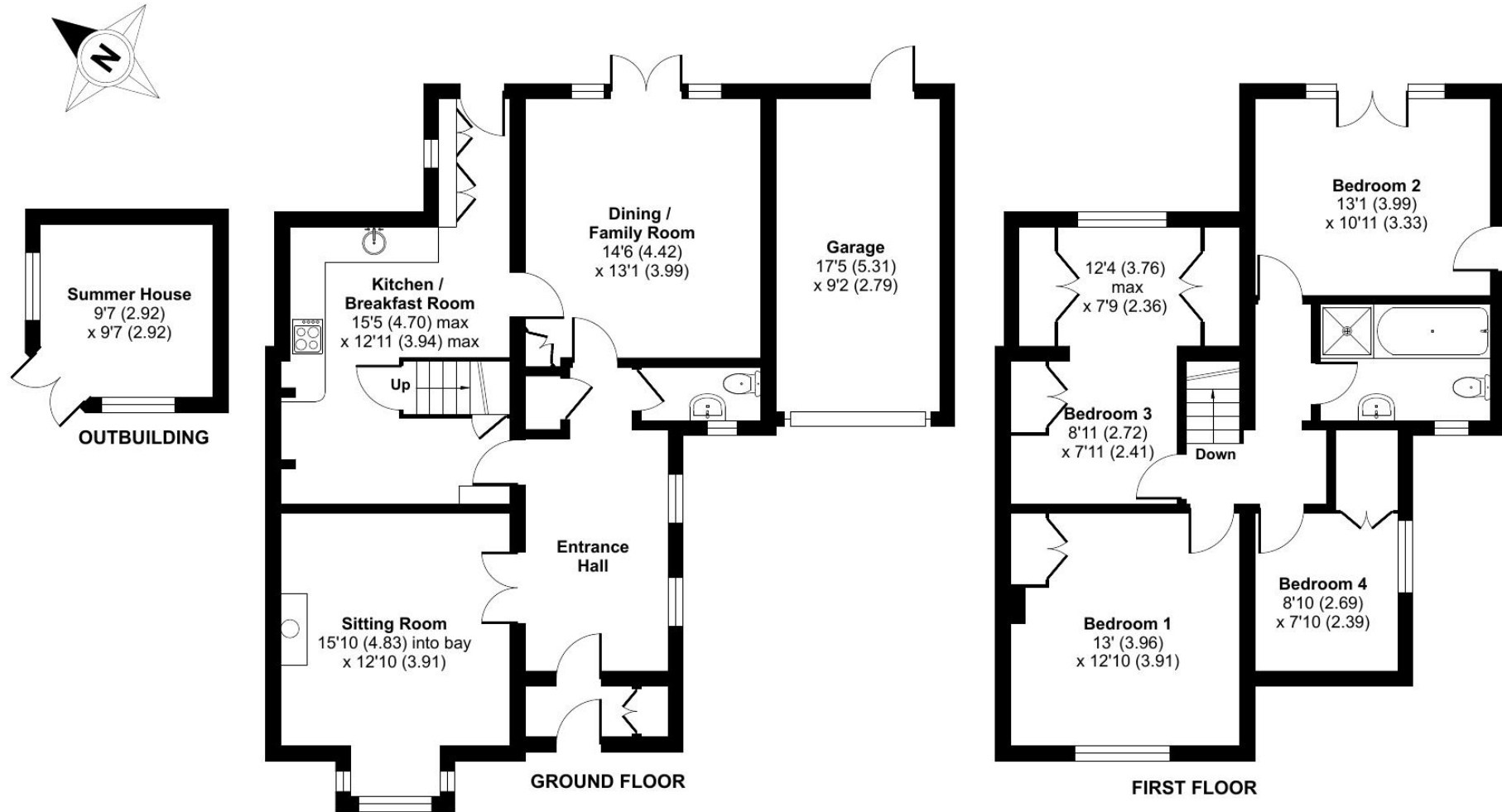


“Hassett House”, Hassett Street, Bedford MK40 1HA

www.taylorbrightwell.co.uk property@taylorbrightwell.co.uk

01234 326444

Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation and we would ask for co-operation in order that there is no delay in agreeing a sale. Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration purposes only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consents relating to this property and therefore, any interested purchaser should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract. Neither Taylor Brightwell nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property.



Approximate Area = 1557 sq ft / 144.6 sq m

Garage = 160 sq ft / 14.8 sq m

Outbuilding = 89 sq ft / 8.2 sq m

Total = 1806 sq ft / 167.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Taylor Brightwell. REF: 1129727