The Path, Great Bentley, CO7 8PN
£350,000 Freehold

Town & Country
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Welcome to The Willows

An impeccably presented cosy traditional cottage steeped in history ideal for downsizers and families alike. Step inside this 17th century former coaching inn, and you will find an abundance of charm and features throughout. This Elegant double-fronted, three-bedroom house, with exposed beams, open fireplaces, and a wealth of period feature, create an inviting and homely feel.

Lovingly maintained and meticulously improved by the current owner, this home is truly a rare find. Overlooking the picturesque Great Bentley village green, The Willows offers an idyllic blend of historic charm and modern comfort.

Inside, you'll find two stunning reception rooms with enviable views, a welcoming lounge and an elegant dining room, both boasting open fireplaces. The open plan country-style kitchen and light-filled breakfast room leads out to the garden, and provides a delightful space to start the day, while a cloakroom/utility room adds convenience.

Upstairs is spacious yet has a cosy feel with deep pile carpets and beamed rooms. The principal bedroom features a versatile dressing room/nursery (formerly an En-Suite which could easily re-converted), offering flexibility according to the new owners lifestyle. Two further well-proportioned bedrooms and a family bathroom complete the first floor.

Step outside and you will find a delightful, larger-than-average 75ft south-westerly facing rear garden, stocked with mature planting and manicured landscaping, ideal for relaxing or entertaining. Off-road parking provides practicality, ensuring this home is as functional as it is beautiful. Together with its wonderful location, convenience is literally on the doorstep …. the local shops, train station, with its links to London Liverpool Street, renowned Gastro pub The Plough, with its fabulous food menu, plus the Primary School, are just a few minutes' walk across "The Green" and major road links are a 2 minute drive. A rare opportunity to own a piece of history – full of warmth, character and timeless appeal. Offered with No Onward Chain – early viewing is highly recommended!

A CHARMING EXAMPLE OF A TRADITIONAL HOME LOCATED IN ONE OF THE MOST BEAUTIFUL VILLAGES IN THE AREA.

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GROUND FLOOR

ENTRANCE HALL

LOUNGE
12' 0'' x 11' 3'' (3.65m x 3.43m)

DINING ROOM
12' 8'' x 12' 0'' (3.86m x 3.65m)

KITCHEN/BREAKFAST ROOM
20' 8'' x 12' 3'' (6.29m x 3.73m)

CLOAKROOM
6' 10'' x 4' 9'' (2.08m x 1.45m)

FIRST FLOOR

FIRST FLOOR LANDING

PRINCIPAL BEDROOM
12' 0'' x 10' 6'' (3.65m x 3.20m)

DRESSING ROOM/POTENTIAL EN-SUITE
7' 6'' x 5' 4'' (2.28m x 1.62m)

BEDROOM TWO
12' 6'' x 7' 4'' (3.81m x 2.23m)

BEDROOM THREE
12' 0'' x 8' 10'' (3.65m x 2.69m)

FAMILY BATHROOM
8' 1'' x 7' 0'' (2.46m x 2.13m)

EXTERIOR

FRONT AND REAR GARDENS

GARAGE AND DRIVEWAY

AGENT'S NOTES

The vendor has informed us that the property has been meticulously upkept and maintained to a high standard by the current owners with all certifications in place including:

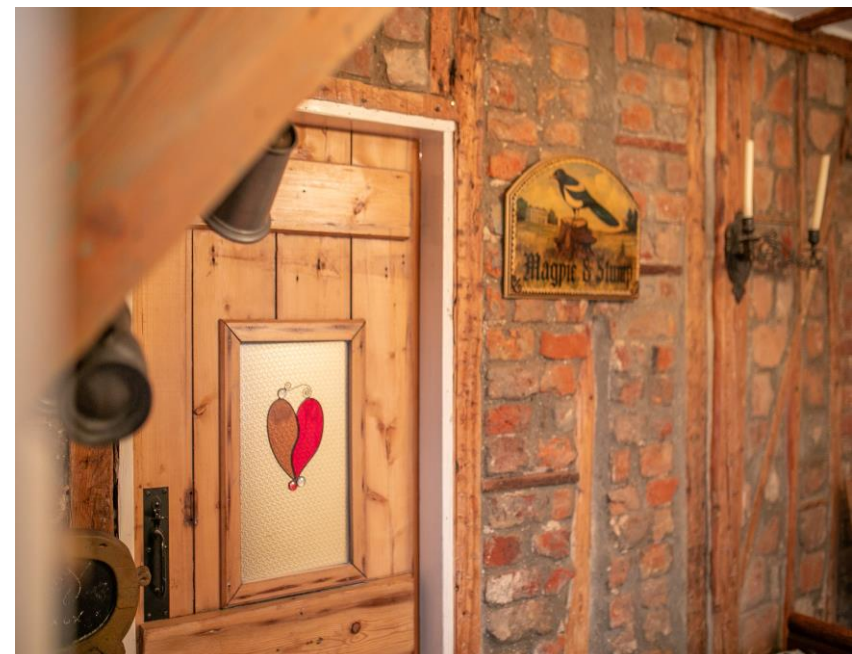Regularly serviced boiler

Gulleys and fireplaces swept

Full structural survey when purchased

Rear exterior re-rendered and painted

Original timbers stripped back and treated

Timber and damp

Upvc sash windows fitted in 2023

Score	Energy rating		Current	Potential
92+	A			
81-91	B			
69-80	C			78 C
55-68	D		59 D	
39-54	E			
21-38	F			
1-20	G			

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GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.

1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.

WC

KITCHEN/BREAKFAST ROOM
20'8" x 12'3"
6.31m x 3.74m

ENTRANCE HALL

UP

LOUNGE
12'0" x 11'3"
3.65m x 3.42m

DINING ROOM
12'8" x 12'0"
3.85m x 3.65m

BEDROOM TWO
12'6" x 7'5"
3.81m x 2.25m

DRESSING ROOM/ POTENTIAL EN-SUITE
7'6" x 5'4"
2.28m x 1.62m

DOWN

B

LANDING

BEDROOM THREE
12'0" x 8'10"
3.65m x 2.69m

BATHROOM
8'1" x 7'0"
2.47m x 2.13m

BEDROOM ONE
12'0" x 10'6"
3.65m x 3.19m
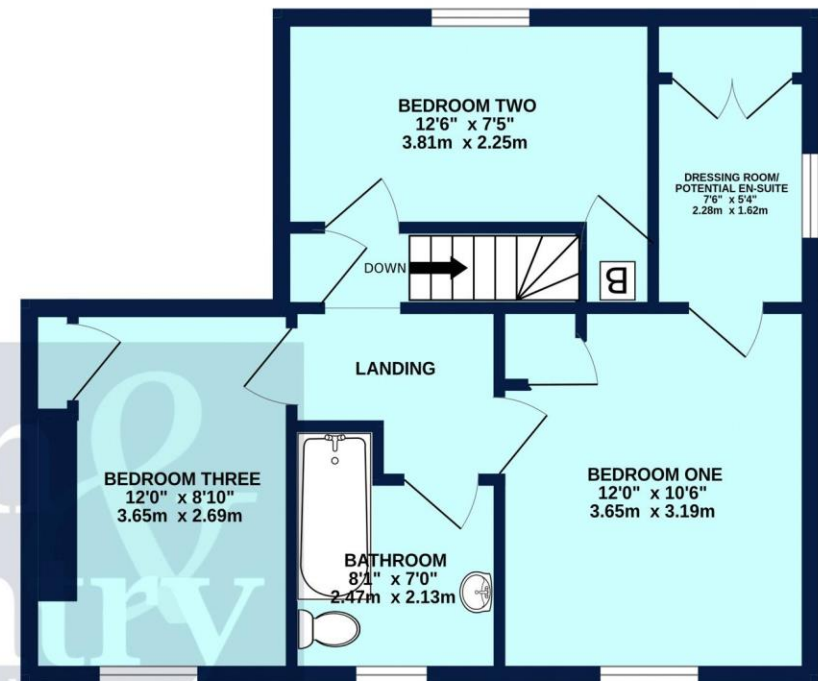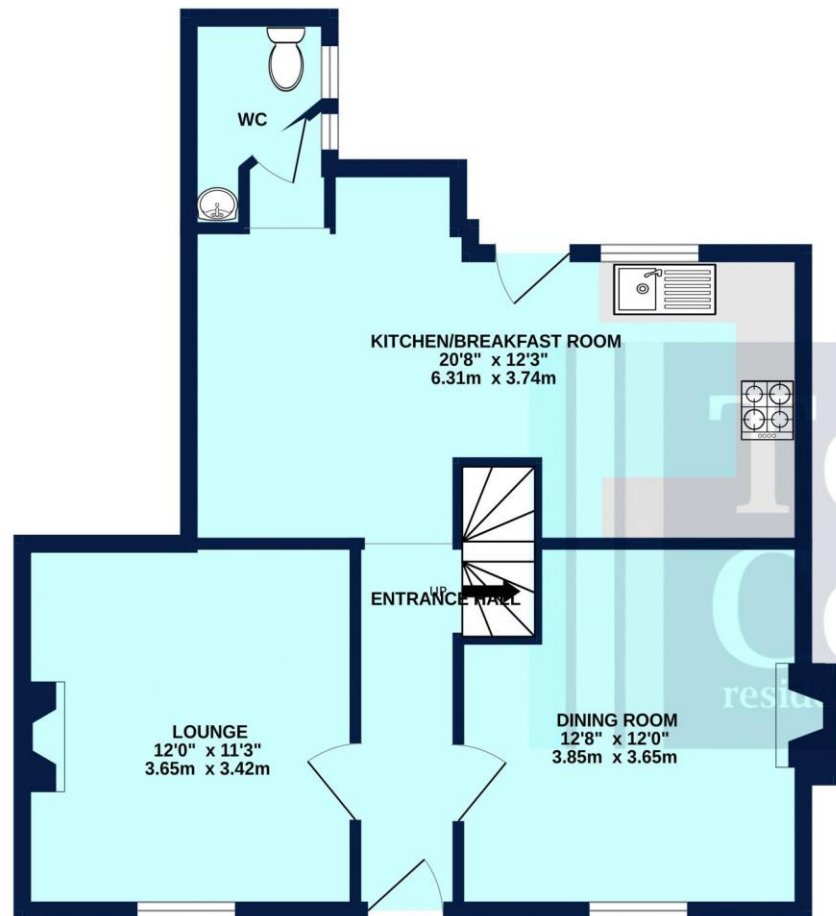
THE PATH

TOTAL FLOOR AREA : 1031 sq.ft. (95.7 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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