BEST ESTATE AGENT GUIDE 2025

Hancock's Estates

With you every step of the way

allAgents BEST SALES BRANCH FOR CUSTOMER EXPERIENCE Gold 2024 in Biggleswade

allAgents BEST ESTATE AGENT OF THE YEAR Gold 2024 in SG18



1 Waterworks Cottages, Dunton, SG18 8SA

£695,000 Freehold

5 3 3 C



1 Waterworks Cottages
Dunton, SG18 8SA

- Distinctive & Unique 1930's Detached Home
- Five Bedrooms
- Separate Spacious Reception Rooms
- Kitchen / Dining Room
- Laundry Room and Pantry
- Approximate Plot: 158ft x 90ft max.
- Impressive Carriage Style Drive
- Cloakroom, Bathroom & Two Shower Rooms
- Formally Two Semi-Detached Homes
- Far Reaching Countryside Views

An extremely impressive home, set back from the road by a sizeable carriage style drive providing ample parking for an abundance of vehicles. Offering over 2000 sq. ft. accommodation, this unique and particularly distinctive home sits in a large plot, 158ft deep with a 90ft wide frontage.
Formally two semi-detached homes, this now substantial, detached residence offers spacious reception rooms, generous kitchen / dining room, five bedrooms, two shower rooms, family bathroom and separate WC.





£695,000 Freehold



Entrance Hall	
Family Room	12'6" x 11'2" (3.80m x 3.41m)
Sitting Room	13'2" x 10'9" (4.01m x 3.28m)
Play Room	16'4" x 12'6" (4.98m x 3.81m)
Kitchen/Dining Room	19'7" x 13'1" (5.97m x 3.99m)
Pantry	4'2" x 3'8" (1.27m x 1.12m)
WC	
Laundry Room	9'0" x 8'6" (2.75m x 2.59m)
Shower Room	7'11" x 2'10" (2.41m x 0.86m)
Landing	
Two separate stairways serve two separate landings	
Master Bedroom	14'2" x 13'2" (4.32m x 4.01m)
Walk-in Wardrobe	8'5" x 5'10" (2.57m x 1.78m)
Bathroom	9'4" x 4'9" (2.84m x 1.45m)
Bedroom 2	12'6" x 11'5" (3.80m x 3.48m)
Bedroom 3	12'6" x 11'2" (3.80m x 3.41m)
Bedroom 4	13'2" x 8'4" (4.01m x 2.53m)







Bedroom 5 8'3" x 6'9" (2.51m x 2.06m)

Shower Room 8'10" x 4'5" (2.69m x 1.35m)

Carriage Style Driveway
90ft wide x 55ft max (27.43mft wide x 16.76mft max)
A substantial carriage style (in and out) driveway serves a vast parking area for multiple vehicles

Outside
The side and rear gardens are divided into four main areas. Two separate areas to the sides of the home with a formal enclosed family garden plus an established 'wildlife' garden haven.

EPDM flat roof
EPDM (Ethylene Propylene Diene Monomer)
The following extracts are taken from various companies providing EPDM roofing:
An extremely durable synthetic rubber roofing membrane.
Incredibly durable and long-lasting, reducing the need for frequent, costly repairs.
EPDM rubber roof membrane is unmatched in terms of longevity and performance, offering 100% waterproofing.
A synthetic rubber material that is widely used in the construction industry. It is a durable and flexible material that can withstand extreme temperatures, UV radiation, and weathering, making it ideal for use in roofing, waterproofing, and sealing applications.

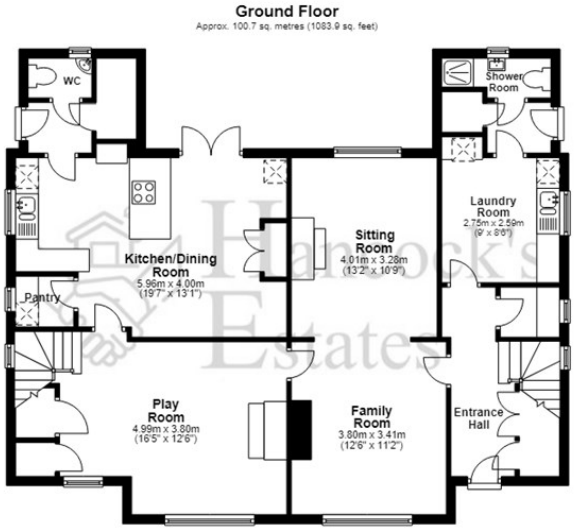
Agents Notes
Council Tax Band - E £3167.46 (2026 / 27)
Significant improvements have been implemented to increase the energy efficiency of the home and include an air source heat pump serving upgraded radiators, separate air conditioning units (heating and cooling) to the four largest bedrooms, plus roof insulation.

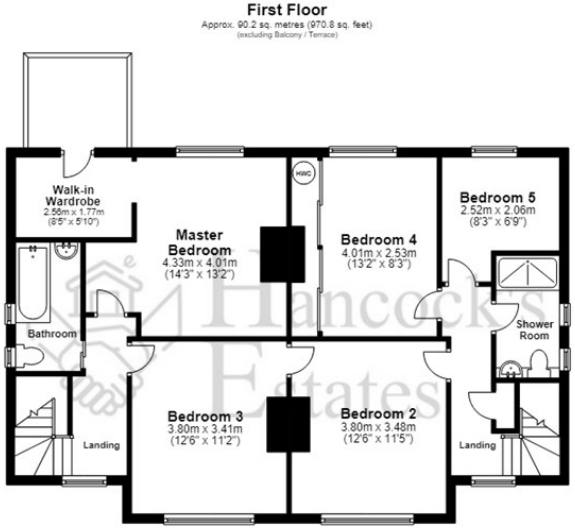
We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended providers.

About The Area
Dunton village is approximately four miles from Biggleswade and 18 miles to central Cambridge. There is a village Church, The March Hare public house, Lower School, Memorial Hall, recreation ground / playing field, plus village cider brewery.
The nearest train station 'Ashwell & Morden' is an approximate 6.7 mile drive with the fastest trains reaching Kings Cross in around 42 minutes or Cambridge in around 19 minutes.

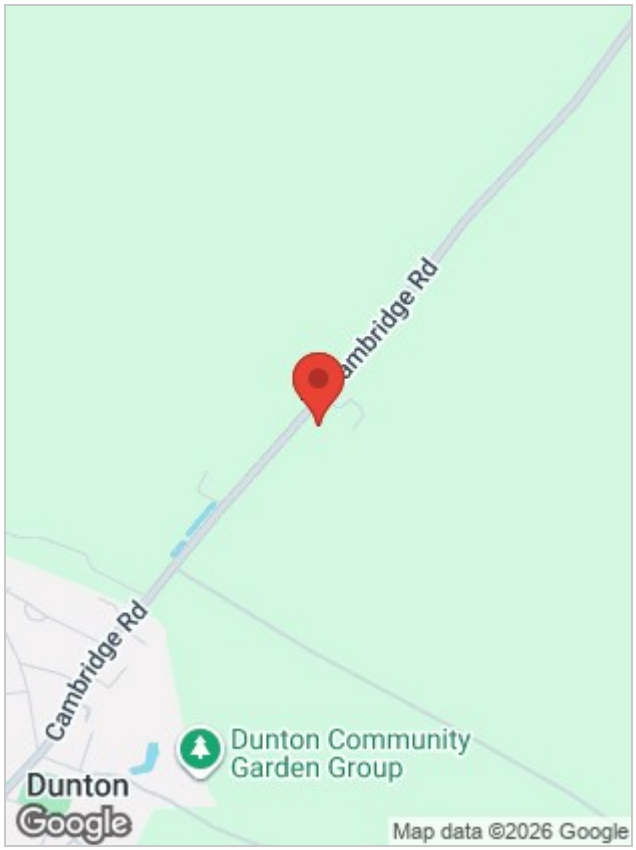
Precise Location
what3words: decanter.secrets.incur







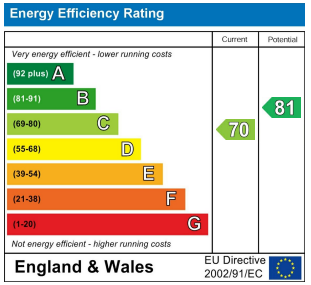
Total area: approx. 190.9 sq. metres (2054.7 sq. feet)



For GPS direction please follow **SG18 8SA**

Viewing

Please contact our Hancock's Estates Office on 01767 348 288
if you wish to arrange a viewing appointment for this property or require further information.



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

39 Sanger Avenue, Biggleswade, Bedfordshire, SG18 8FY
Tel: 01767 348 288 | Email: sales@hancocks-estates.co.uk