



# Hancock's Estates

*With you every step of the way*



**20 Alexander Road, Wrestlingworth, SG19 2EL**  
**£500,000 Freehold**





# 20 Alexander Road Wrestlingworth, SG19 2EL

- Deceptively Spacious Family Home
- Over 1900 Square Feet
- Five Bedrooms
- Sizeable Ground Floor Living Space
- Idyllic Field / Countryside Views
- Cloakroom, Bathroom, En-suite & Top Floor WC
- Vast Master Bedroom & Juliette Balcony Views
- Double Width Parking to Front
- Viewing Essential to Appreciate
- Cul-De-Sac, Village Location

A mature, substantially extended and improved family home providing over 1900 sq.ft. of spacious accommodation with far reaching, idyllic countryside views. Located at the end of a small close, adjacent the village High Street and within walking distance of The Chequers Public House. This exceptional home provides sizeable and versatile three storey living with the benefit of various nearby town amenities.



|                         |                                                                    |
|-------------------------|--------------------------------------------------------------------|
| Open Plan Entrance Hall | 7'7" x 5'8" (2.31m x 1.73m)                                        |
| Cloakroom               | 5'0" x 4'9" (1.52m x 1.45m)                                        |
| Dining Room             | 17'0" x 9'11" max (5.18m x 3.02m max)                              |
| Living Room             | 23'7" x 12'10" (7.19m x 3.90m)                                     |
| Kitchen/Breakfast Room  | 17'0" x 10'4" (5.17m x 3.15m)                                      |
| Utility Room            | 6'0" x 5'4" (1.83m x 1.63m)                                        |
| Landing                 | 16'6" x 10'5" max (5.03m x 3.18m max)                              |
| Master Bedroom          | 15'8" x 12'10" (4.77m x 3.92m)                                     |
| Dressing Area           | 7'10" x 4'4" to wardrobe fronts (2.39m x 1.32m to wardrobe fronts) |
| En-suite Shower Room    | 7'4" x 6'1" (2.24m x 1.86m)                                        |
| Bedroom 2               | 9'11" x 9'11" (3.02m x 3.02m)                                      |
| Study / Bedroom 5       | 10'5" x 7'7" (3.17m x 2.32m)                                       |
| Family Bathroom         | 13'7" x 6'2" (4.14m x 1.88m)                                       |



**Landing** 10'3" x 6'11" (3.12m x 2.11m)

**Separate WC** 8'4" x 4'0" (2.55m x 1.21m)

NB: restricted head height in areas

**Bedroom 3** 11'2" x 13'1" (3.41m x 3.99m)

NB: restricted head height in areas

Spacious eaves storage

**Bedroom 4** 12'3" plus recess x 11'3" (3.73m plus recess x 3.43m)

NB: restricted head height in areas

**Double width gravel drive area**

**Front and Side Garden**

Two sizeable storage sheds / workshops can be found on this corner plot with a front garden leading onto the adjacent drive.

**Rear Garden**

Triangular rear garden immediately siding onto farm fields and countryside with stunning sunset views. A covered seating area encourages peaceful alfresco dining while enjoying the view.

**About The Area**

The village of Wrestlingworth borders the West Cambridgeshire perimeter meaning a convenient drive of just over 17 miles to the centre of Cambridge with Bedford to the west accessible within 15 miles and all three nearest train stations at Sandy, Biggleswade or Ashwell & Morden all within 7 miles. The Chequers country pub is within walking distance. Excellent nearby amenities can be found at nearby towns of Biggleswade and Sandy.

**Agents Notes**

Council Tax Band: E (£2981.31 2026/2027)

Oil fired combination boiler.

**Precise Location**

what3words: beakers.improves.siblings

**Carefully Selected Services**

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.





## Alexander Road, Wrestlingworth, SG19

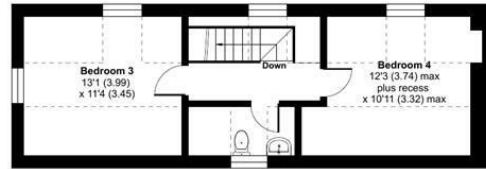
Approximate Area = 1703 sq ft / 158.2 sq m

Limited Use Area(s) = 241 sq ft / 22.3 sq m

Total = 1944 sq ft / 180.5 sq m

For identification only - Not to scale

Denotes restricted  
head height



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026.  
This floor plan is for illustrative purposes only. All dimensions are approximate and subject to change. Actual layout, features and specifications may vary.  
Please verify independently before making decisions. Produced for Hancock's Estates. REF: 1487622



For GPS direction please follow **SG19 2EL**

## 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.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |