



'Willowbank', Braggs Lane, Wrestlingworth, SG19 2ER

£1,195,000



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ESTATE AGENTS

'Willowbank' is Nestled in the picturesque village of Wrestlingworth, on the borders of Hertfordshire, Bedfordshire, and Cambridgeshire, this remarkable property on Brags Lane offers an exceptional blend of rural charm and modern living. Spanning an impressive 3,800 square feet, this house boasts five spacious reception rooms, perfect for entertaining or relaxing with family. With five well-appointed bedrooms and four bathrooms, there is ample space for both comfort and privacy.

One of the standout features of this home is the completely self-contained annex, which presents a fantastic opportunity for generating a yearly income of between £17,000 and £20,000. Alternatively, it serves as an ideal solution for multi-generational living, allowing family members to enjoy their own space while remaining close.

The property has a simply stunning South facing rear garden, and the plot sits at 0.5 of an Acre and is complete with two balconies that provide breathtaking views of the lush countryside. This outdoor space is perfect for enjoying the tranquil surroundings and hosting gatherings with friends and family.

Parking is a breeze with space for up to seven vehicles, ensuring convenience for residents and guests alike. This home is situated in one of Wrestlingworth's most sought-after locations, making it a rare find in the market.

In summary, this stunning residence offers a unique opportunity to embrace a rural lifestyle while enjoying modern amenities and the potential for additional income. It is a property that truly deserves your attention.

Wrestlingworth is a quiet village situated on the border of Bedfordshire and Cambridgeshire giving great access for the A1 and also Cambridge is within a 25 minute drive.

This is truly a unique house and a rare opportunity to own this prestigious home. Also, the home will be chain free for any perspective buyers.

Entrance

Boot Room

Entrance Hall

Inner Hallway

Snug

18'6 x 13'7 (5.64m x 4.14m)

Playroom

14'9 x 11'7 (4.50m x 3.53m)

Study

13'8 x 11'5 (4.17m x 3.48m)





Living room
23'5 x 20'6 (7.14m x 6.25m)

Kitchen/Breakfast room
22'5 x 20'2 (6.83m x 6.15m)

Utility room
12'4 x 10'1 (3.76m x 3.07m)

W.c

First floor

Landing

Balcony one
8'4 x 7'9 (2.54m x 2.36m)

Bedroom one
19'11 x 14'6 (6.07m x 4.42m)

En Suite

Balcony two
19'11 x 8'6 (6.07m x 2.59m)

Bedroom Two
11'11 x 11'10 (3.63m x 3.61m)

En Suite

Bedroom three
11'11 x 11'9 (3.63m x 3.58m)

Bedroom Four
11'10 x 9'8 (3.61m x 2.95m)

Family bathroom

Outside

Rear garden

Front garden

Annex

Annex entrance

Annex hall

Annex kitchen
13'0 x 9'9 (3.96m x 2.97m)

Annex Lounge
16'10 x 12'2 (5.13m x 3.71m)

Annex Bedroom
11'10 x 7'3 (3.61m x 2.21m)

Annex bathroom

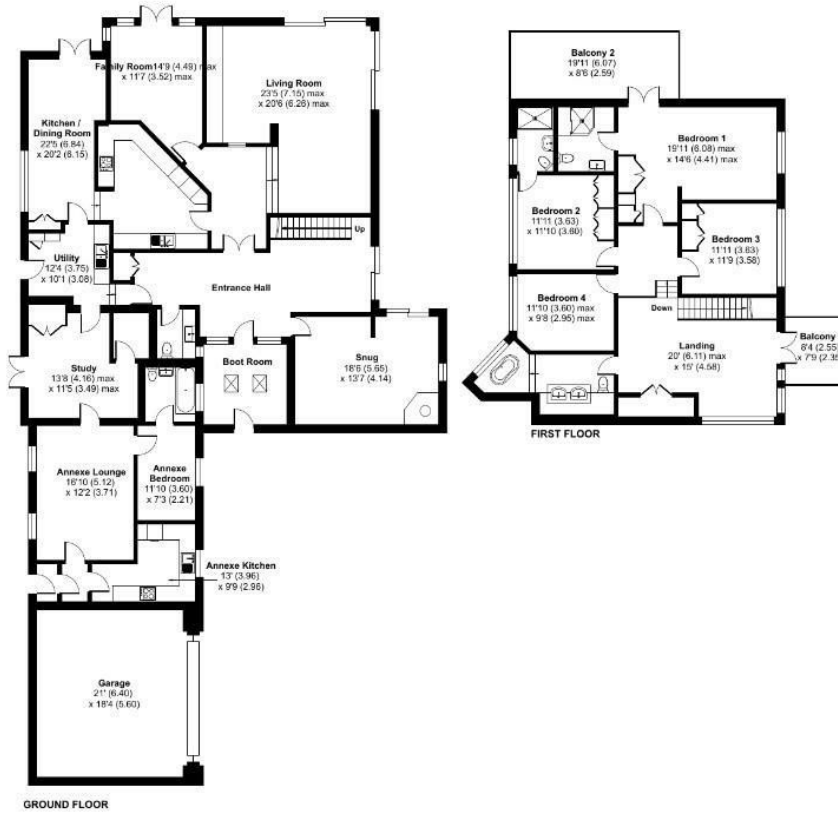
Annex Garden

Garage
20'1 x 18'4 (6.12m x 5.59m)

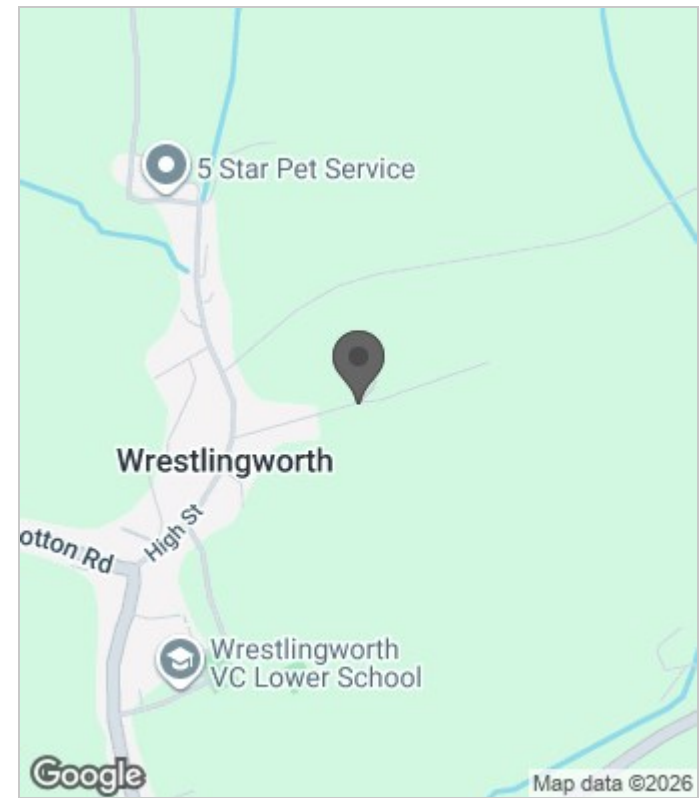


Braggs Lane, Wrestlingworth, Sandy, SG19

Approximate Area = 3195 sq ft / 296.8 sq m
 Annexe = 697 sq ft / 64.7 sq m
 Garage = 386 sq ft / 35.8 sq m
 Total = 4278 sq ft / 397.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Latcham Dowling Ltd. REF: 1482142



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

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