



Limes Cottage, Farthinghoe NN13 5PB

Guide Price **£495,000**

**Hatfield
Shaw & Co**
INDEPENDENT ESTATE AGENTS



Bedrooms: 3

Bathrooms: 2

Receptions: 1

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Hatfield Shaw & Co are delighted to bring to the market this remarkable three double bedroom semi-detached, stone-built cottage, beautifully presented and offered for sale with no upper chain. Dating back to 1626, the property retains a wealth of character features, whilst having been recently extended and completely renovated throughout to a high standard, combining period charm with modern-day comforts and a wonderful garden.

The impressive dual-aspect sitting room is a fantastic size, featuring exposed timbers, high ceilings, a log burner, an oak staircase rising to the first floor, and French doors opening onto the well-kept rear garden. To the rear of the property is the kitchen/diner, with oak flooring and further French doors leading outside. The kitchen has been fitted with a range of bespoke units, oak work surfaces and integrated appliances. Additional storage is provided by a pantry cupboard, larder cupboard and separate utility room. A downstairs cloakroom completes the ground floor accommodation.

Upstairs, the principal bedroom is an excellent size, measuring approximately five metres square. With windows to three sides, high ceilings and exposed timbers, it is a wonderfully light and airy room. The recently fitted Jack and Jill bathroom, complete with a freestanding bath, can be accessed from both the principal bedroom and the landing. Bedroom two benefits from fitted wardrobes and its own ensuite shower room, whilst bedroom three is also a double bedroom with fitted wardrobes.

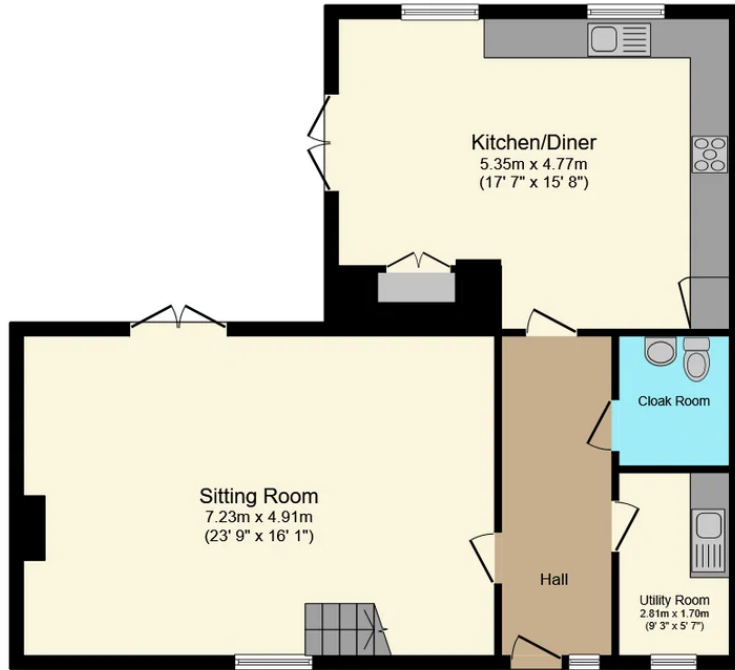
Outside, the good-sized well-kept rear garden is mainly laid to lawn, with a large paved patio area enclosed by stone walling. The lawn is split into two sections, divided by beautifully stocked flowerbeds, with a further patio area at the top of the garden. There is also a garden office/home gym/workshop and a garden shed. To the front, there is a spacious garden with mature borders, along with wide side access.

This wonderful home must be viewed to be fully appreciated.

Freehold. Semi-detached. Not listed. Conservation area. EPC band TBC. Council tax band D. Mains gas, electricity, water, and drainage. Gas to radiator central heating. Parking for one vehicle to the front of the property and further shared parking available on the shared driveway. Solid stone construction. Super fast broadband (279 Mbps) available. "Good mobile phone coverage" (02). No restrictions. "Very low" risk of flooding.

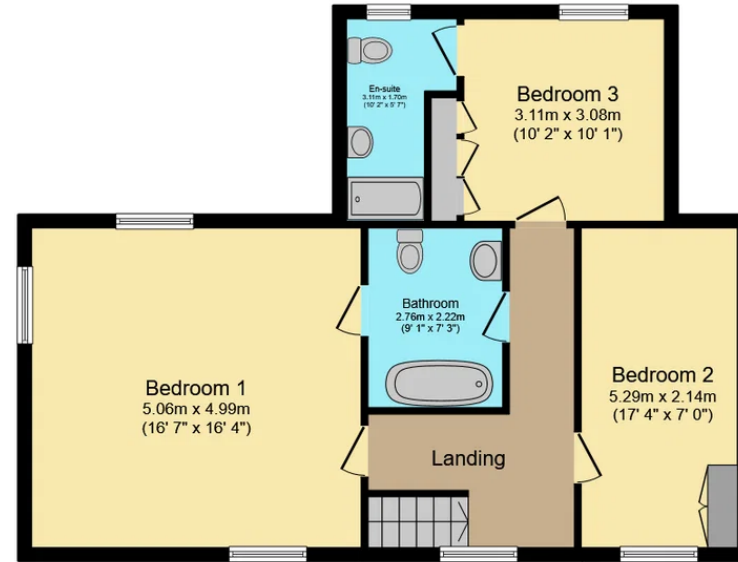






Ground Floor

Floor area 82.3 sq.m. (886 sq.ft.)



First Floor

Floor area 68.8 sq.m. (741 sq.ft.)

Total floor area: 151.2 sq.m. (1,627 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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