



# Kennedy & Co.

West Farm House  
London Road, Sandy  
SG19 1DW

£695,000

- Fantastic Grade 2 Listed Four Bedroom Detached Home With No Chain!
- Entrance Hall With Cloakroom
- Very Spacious 24ft x 14ft Lounge
- Further Sitting Room & Separate Dining Room
- Re-Fitted Modern Kitchen & Utility Room
- Excellent 18ft Sun Room
- Spacious Re-Fitted Modern FOUR Piece Family Bathroom
- Superb 22ft Master Bedroom With Re-Fitted En-Suite



West Farm House represents a very rare opportunity to purchase a wonderful Grade 2 listed four bedroom detached period home, and a charming piece of Sandy history, benefitting from no upward chain, very spacious accommodation including four separate reception rooms and a wealth of character and charm throughout, occupying a much larger than average established wrap-around plot with secure ample off road parking for several vehicles.

This fine property briefly boasts an entrance hall and internal hallway with cloakroom, very spacious 24ft x 14ft lounge, 13ft x 12ft sitting room, separate 13ft x 12ft dining room, fantastic 18ft sun room, re-fitted modern kitchen with pantry, and separate utility room.

The first floor offers a very generous 22ft master bedroom with re-fitted en-suite, spacious re-fitted modern four piece family bathroom and three further bedrooms.

Other benefits include no upward chain, gas to radiator central heating, and a wealth of character and charm throughout.

Externally this fine home benefits from a superb wrap around established plot with secure gated ample off road parking for several vehicles, brick built 20ft workshop/store with power and light connected, mature front garden and a delightful enclosed rear garden with extensive paved patio area.

Early viewings to appreciate this wonderful property are strongly encouraged.

Sandy is serviced by schools, shops and facilities, ideal for the commuter with easy access to the A1(M) and to the mainline railway station to London St Pancras.

#### PARTICULARS

Solid oak entrance door to:

#### ENTRANCE HALL

Single panel radiator, stairs rising to first floor, communicating doors to:

#### SITTING ROOM

13' 1" x 12' 10" (3.99m x 3.91m) Double glazed sash style window to front elevation, two single panel radiators, feature brick built open fireplace.

#### LOUNGE

24' 3" x 14' 9" (7.39m x 4.5m) Double glazed bay window to rear elevation, two double panel radiators, feature open fireplace with quarry tiled hearth, exposed beams, double doors leading to sun room.

#### DINING ROOM

13' x 12' 10" (3.96m x 3.91m) Double glazed sash style window to front elevation, two single panel radiators, feature original wooden flooring, door to:

#### INNER HALL

Tiled flooring, communicating doors to:

## CLOAKROOM

Heated towel rail, fitted two piece white suite comprising low level W.C and wash hand basin, tiled to all splash areas, tiled flooring, extractor fan.

## KITCHEN/BREAKFAST ROOM

13' 1" x 11' (3.99m x 3.35m) Double glazed window to side elevation, re-fitted modern kitchen comprising one and a half bowl composite sink/drainer unit with mixer tap over, fitted work surfaces, range of fitted base units incorporating built in stainless steel oven, built in stainless steel five burner gas hob, built in fridge with matching door, built in dishwasher with matching door, built in breakfast bar, tiled to all splash areas, further range of wall mounted units incorporating stainless steel extractor hood, tiled flooring, large built in pantry cupboard, door to:

## SUN ROOM

18' 5" x 10' (5.61m x 3.05m) Double glazed windows to rear elevation, further double glazed doors to rear elevation, two electric heaters, tiled flooring, feature part vaulted ceiling, door to:

## UTILITY ROOM

8' 2" x 7' 5" (2.49m x 2.26m) Double glazed window to rear elevation, fitted utility room comprising one bowl stainless steel sink/drainer unit with mixer tap over, rolled top work surfaces, range of base units incorporating space and plumbing for washing machine, space for fridge/freezer, further wall mounted units, tiled flooring, built in storage cupboard.

## FIRST FLOOR

### LANDING

Double glazed window to rear elevation, single panel radiator, communicating doors to:

### MASTER BEDROOM

22' 2" x 10' 7" (6.76m x 3.23m) Double glazed bay window to rear elevation, two double panel radiators, range of built in wardrobes, access to loft space, door to:

## ENSUITE

Double glazed window to side elevation, chrome wall mounted heated towel rail, re-fitted three piece white suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into cupboard unit, fully tiled double shower cubicle with fitted shower over, tiled to all splash areas, tiled flooring, sunken spot lighting.

## BEDROOM TWO

13' 3" x 11' 10" (4.04m x 3.61m) Double glazed sash style window to front elevation, single panel radiator.

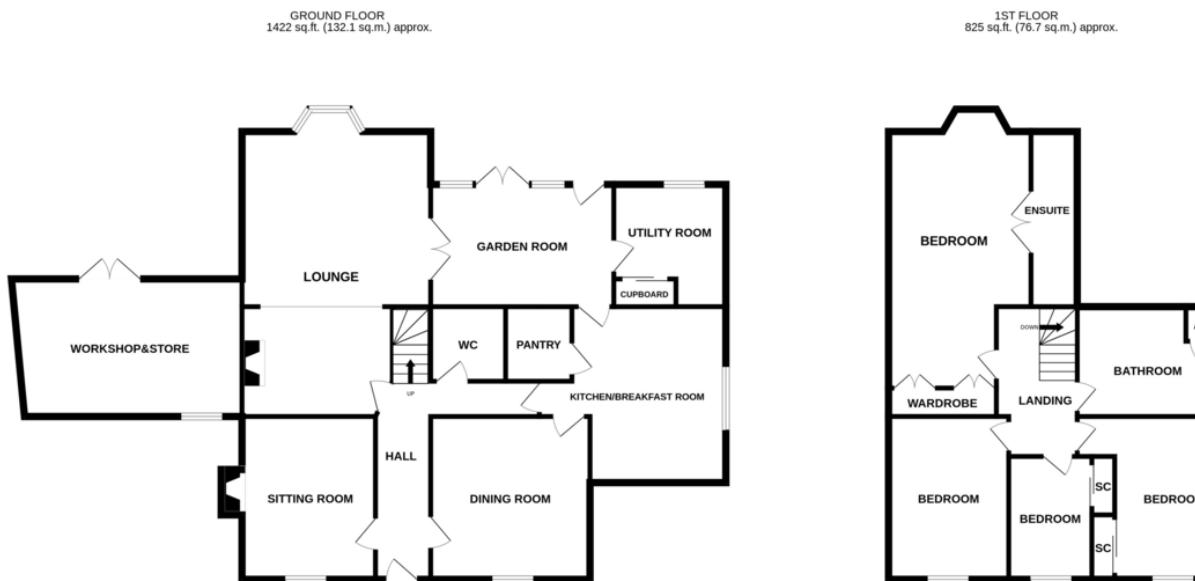
## BEDROOM THREE

13' 3" x 9' 6" (4.04m x 2.9m) Dual aspect room, double glazed sash style windows to both front and side elevations, single panel radiator, built in wardrobe.

## BEDROOM FOUR

10' 0" x 6' 2" (3.05m x 1.88m) Double glazed sash style window to front elevation, single panel radiator, built in wardrobe.





**TOTAL FLOOR AREA : 2247 sq.ft. (208.8 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 and fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**COUNCIL TAX BAND** Tax band G

**TENURE** Freehold

**LOCAL AUTHORITY** Central Bedfordshire Council

### BATHROOM

Double glazed window to side elevation, feature column radiator with heated towel rail, re-fitted four piece white suite comprising low level W.C, feature wash hand basin with mixer tap over, freestanding roll top bath with mixer tap and shower attachment over, fully tiled walk in shower enclosure with fitted shower over, tiled to all splash areas, tiled flooring, sunken spot lighting, built in airing cupboard housing hot water cylinder.

### EXTERNALLY

#### FRONT

Retained by brick wall, secure gated tarmac driveway providing ample off road parking for several vehicles, plus further shingled area providing off road parking for 4 vehicles, established front garden with delightful tree and shrub borders and beds, pathway to entrance door, feature large double wooden gates to side leading to:

#### REAR GARDEN

Very generous enclosed rear garden, initial extensive paved patio area, raised steps leading to mainly laid to lawn area with tree and shrub borders and beds, further paved seating area with timber summerhouse, greenhouse, double doors to:

#### WORKSHOP/BARN

20' x 10' 5" (6.1m x 3.18m) Fantastic brick built workshop/barn with power and light connected, window to front elevation, storage in roof eaves.

### OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements