



Mill Road, Buckden, PE19 5QS
£230,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

*****DETACHED TIMBER LODGE WITH PRIVATE MOORING AND STUNNING VIEWS OVER THE RIVER AND MARINA*****

Nestled between the trees sits this beautiful detached timber lodge providing an idyllic waterside lifestyle with a large veranda overlooking the marina and your own private mooring platform. The lodge offers two double bedrooms with a bathroom and a separate re-fitted shower room, a large open plan living room complete with a log burner and a re-fitted kitchen. In addition, there is a shingle driveway providing off road parking for three cars, open plan lawns and direct fishing rights from the mooring.

Viewing is essential to appreciate the charm and wonderful setting on offer!!

Entrance Via

Kitchen Area

11'3 x 9'6 (3.43m x 2.90m)

Living Room

22'4 x 9'6 (6.81m x 2.90m)

Inner Hallway

11'1 x 2'4 (3.38m x 0.71m)

Bedroom One

12'2 x 9'7 (3.71m x 2.92m)

Bedroom Two

11'10 x 9'7 (3.61m x 2.92m)

Bathroom

7'0 x 5'10 (2.13m x 1.78m)

Shower Room

7'1 x 5'1 (2.16m x 1.55m)

Veranda

27' x 18' (8.23m x 5.49m)



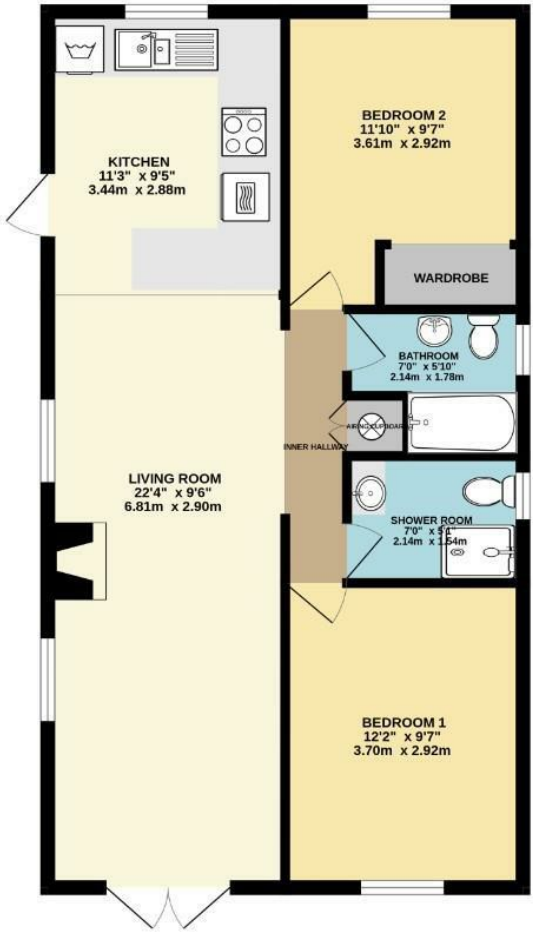


Mooring

Gardens and Parking

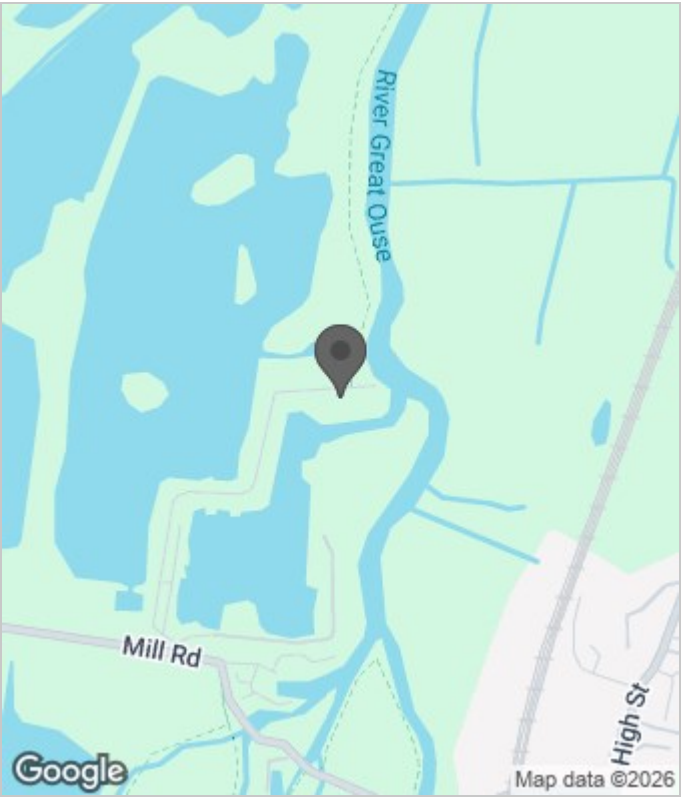
Agent's Note

GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	61	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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