



Nagshead Lane, Wyboston, MK44 3AN
£550,000

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LATCHAM
DOWLING

ESTATE AGENTS

*****STUNNING 18TH-CENTURY DETACHED THATCH COTTAGE ON A 0.16-ACRE SOUTH-FACING PLOT*****

Tucked away at the end of Nagshead Lane, 'Thatch Cottage' is a picturesque detached character home spanning over 1,800 sq. ft. Combining quintessential English charm with high-specification thermal and acoustic upgrades, this unique residence sits on a generous 0.16-acre plot, offering complete privacy and ideal commuter links.

Modern Upgrades & Thermal Efficiency

- * Advanced Insulation: 'Gold-standard' roof insulation across the west wing barn extension and 100% LED lighting throughout.

- * Thermal & Acoustic Glazing: Traditional single-glazed windows fitted with custom insulated casements for exceptional heat retention and soundproofing.

- * Spa Bathroom: Features premium 'Rockwool' acoustic wall insulation and electric underfloor heating.

Ground Floor

- * Living Spaces: A charming porch leads into a vast, beam-lined Dining Hall, a gorgeous Living Room with a magnificent original inglenook log burner; and a dedicated formal Dining Room.

- * Kitchen & Amenities: Bright kitchen alongside a separate ground-floor shower room.

- * Bedrooms: Quiet ground-floor wing housing two impressive double bedrooms, including a principal suite next to a newly refitted spa bathroom with a freestanding stone tub, ambient LED lighting, and natural stone feature walls.

First Floor Suite

- * Flexible private upper level featuring a double bedroom, dressing room with fitted wardrobes, and a private eaves study—ideal for working from home.

Gardens & External Amenities

- * South-Facing Garden: Fully enclosed and landscaped with expansive lawns, sunlit patios, outdoor mood lighting, and a custom built-in bar.

- * Outbuilding: Versatile 25ft timber outbuilding ideal for a workshop, gym, or studio.

- * Parking: Positioned as the last residence at the end of the cu-de-sac, with a block paved driveway and the additional area to the front allowing parking for 4-5 vehicles total without obstructing access.

Entrance Via

Entrance Porch

4'11 x 4'1 (1.50m x 1.24m)

Dining Hall

20'0 ave x 12'4 (6.10m ave x 3.76m)

Living Room

18'7 x 14'2 max (5.66m x 4.32m max)

Inner Lobby





Dining Room
13'1 x 11'3 (3.99m x 3.43m)

Kitchen
18'4 x 8'5 max (5.59m x 2.57m max)

Inner Lobby

Ground Floor Shower Room
12'9 x 5'1 (3.89m x 1.55m)

Inner Hallway
14'9 x 2'9 (4.50m x 0.84m)



Bedroom One
17'1 x 10'5 (5.21m x 3.18m)

Principle Bathroom
10'6 x 7'2 (3.20m x 2.18m)

Bedroom Three
13'2 x 10'7 (4.01m x 3.23m)

Second Bathroom
7'7 x 4'1 (2.31m x 1.24m)

First Floor Landing Area

Bedroom Two
11'8 max x 9'1 (3.56m max x 2.77m)

Study/ Office
11'0 x 5'0 (3.35m x 1.52m)

Dressing Room/ Bedroom Four
12'5 x 11 max into wardrobes (3.78m x 3.35m max into wardrobes)

Gardens

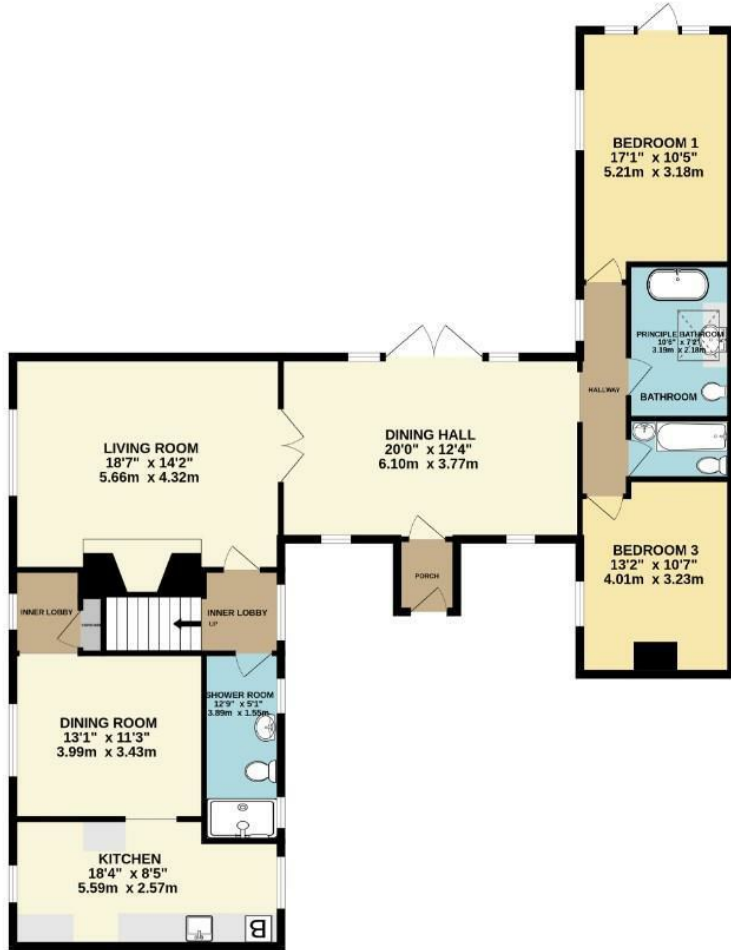
Timber Outbuilding
25' x 6'0 (7.62m x 1.83m)

Front OF Property

Agents Note

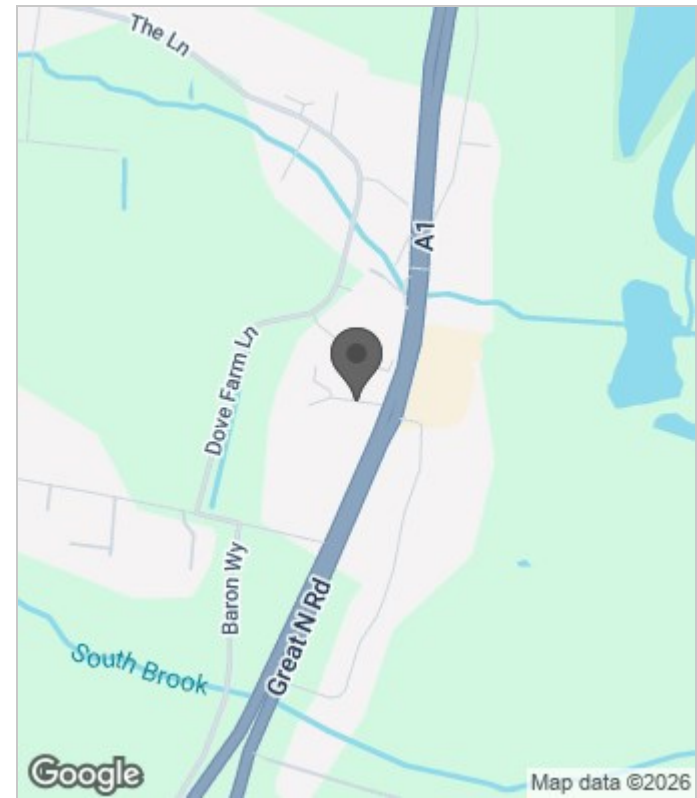
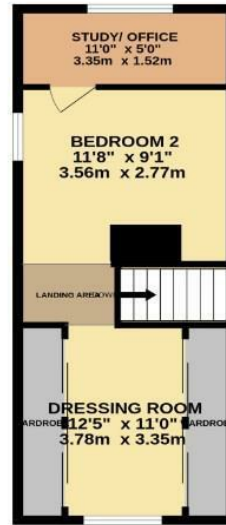


GROUND FLOOR
1438 sq.ft. (133.6 sq.m.) approx.



TOTAL FLOOR AREA: 1808 sq.ft. (168.0 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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1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



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	19	40
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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