



London Road, Sandy, SG19 1DW
Guide Price £650,000



LATCHAM —————
————— DOWLING

ESTATE AGENTS

*****GRADE TWO LISTED DETACHED PERIOD HOME WITH PRIVATE WALLED GARDENS AND OFFERED FOR SALE WITH NO ONWARD CHAIN*****

Latcham Dowling are delighted to present this exceptional Grade II listed home – a truly unique property brimming with character, charm, and space. Measuring over 2,200 sq. ft., it combines period features with versatile accommodation, making it an ideal family home.

ACCOMMODATION:

From the moment you step inside, the property's history and warmth are immediately apparent. Exposed timbers, original wooden doors, and traditional tiled flooring create an inviting first impression. At the front of the house, two welcoming reception rooms offer flexibility, while to the rear you'll find a magnificent 25ft formal sitting room – perfect for family gatherings or entertaining.

The internal hallway leads to a well-equipped kitchen complete with integrated appliances, a breakfast bar and a generous walk-in pantry. Just beyond, a charming conservatory enjoys views over the walled garden, filling the space with natural light. A practical utility/boot room and a separate cloakroom complete the ground floor.

Upstairs, a spacious split-level landing opens to all four bedrooms and the family bathroom. The master suite is particularly impressive at 24ft, boasting a split-level layout, plenty of space, large built in wardrobes and a private en suite. Two further double bedrooms, plus a versatile fourth bedroom currently used as a study, provide excellent accommodation. The family bathroom is beautifully styled with a four-piece suite, including a Victorian roll-top bath.

Outside, the property truly shines. The front elevation offers wonderful kerb appeal, while the rear garden provides a generous lawn, two separate patio areas, and ample space for relaxation or entertaining. A substantial brick-built workshop and storage sheds add further practicality. The gated driveway is another standout feature, with parking for up to 7-8 vehicles.

Entrance

Entrance Hall





Reception Room
13'1 x 12'10 (3.99m x 3.91m)

Dining Room
13' x 12'10 (3.96m x 3.91m)

Living Room
26'5 x 18'6 (8.05m x 5.64m)

Inner Hallway

Cloakroom

Kitchen
13'2 x 11'1 (4.01m x 3.38m)

Utility room/Boot room
10'8 x 10'3 (3.25m x 3.12m)

Conservatory
18'6 x 9'9 (5.64m x 2.97m)

First floor

Landing

Bedroom One
24'3 x 11'5 (7.39m x 3.48m)

En Suite

Bedroom Two
13'4 x 11'10 (4.06m x 3.61m)

Bedroom Three
13'4 x 9'11 (4.06m x 3.02m)

Bedroom four/ Office
9'10 x 6'3 (3.00m x 1.91m)

Family Bathroom

Outside

Rear Garden

Front Garden

Gated Driveway

Historical Note



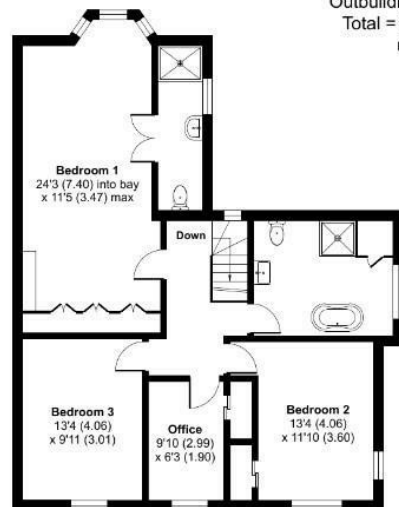
London Road, Sandy, SG19

Approximate Area = 2282 sq ft / 212 sq m (exclude store)

Outbuilding = 17 sq ft / 1.5 sq m

Total = 2299 sq ft / 213.5 sq m

For identification only - Not to scale

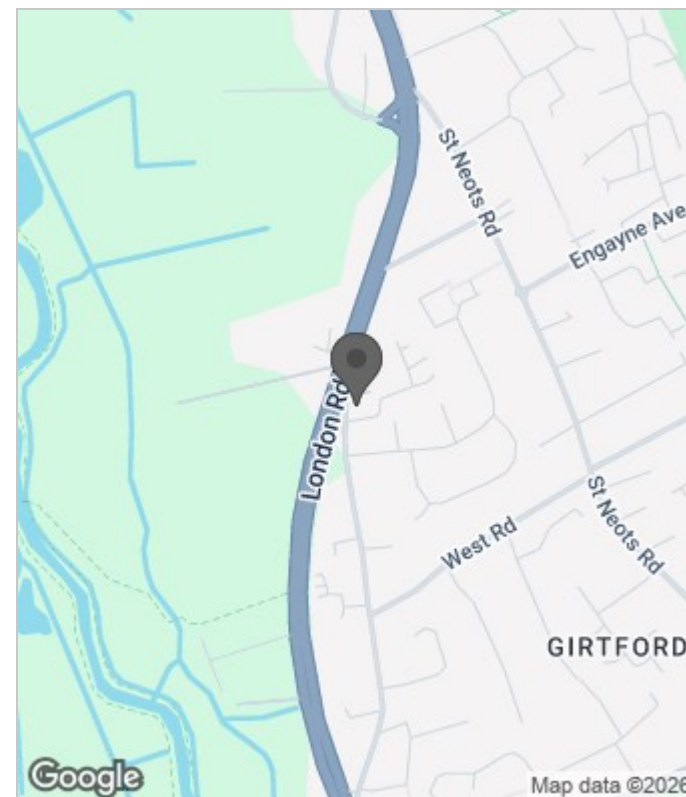


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Latcham Dowling Ltd. REF: 1334130



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.