



A beautifully presented and immaculately maintained Grade II listed detached thatched cottage, which was once two cottages but has been converted and extended over the years to offer a much grander residence.

Period charm and character include; exposed beams and wall timbers, quarry tile and original brick flooring, inglenook fire places and parquet style flooring. The property features a delightful garden plot that has been thoughtfully landscaped to provide a wonderful outside setting.

Internal accommodation briefly comprises; lounge, dining room, snug / family room, inner lobby, large cottage kitchen, and a shower room / laundry room on the ground floor. First floor accommodation comprises of four good-sized bedrooms and a family bathroom which are all linked by a stunning gallery landing which opens out onto the dining room. Further benefits include modern gas central heating, Hunter multi fuel stove, EICR in 2020, large garage and store, off-road parking, cellar, and comprehensive thatched roof safety measures. Bradshaws strongly advise a viewing to fully appreciate all that this stunning home has to offer the discerning buyer.



## Entrance Lobby

Door to the front aspect. Shoe cupboard. Alarm control panel. Thatched roof chimney temperature monitor. Original brick floor.

## Family Room/ Snug

Window to front aspect. Wall light points. Feature fire place. Parquet style flooring. Exposed wall and ceiling timbers. Storage cupboard. Radiator.



## Rear Lobby

An internal lobby with a stable style door leading to the garden and providing access from the dining room to the kitchen. Quarry tiled flooring. Radiator. Door leading to the shower room and a door leading to the cellar.



## Dining Room

Feature vaulted ceiling with an array of exposed beams and wall timbers. Window to front aspect. Large inglenook fire place with exposed bricks and fitted with Hunter multi fuel burner. Wall lights. Parquet style flooring. Two radiators. Door to the rear lobby and door leading to:



## Kitchen

A large rear aspect room with a kitchen area that is fitted with a range of wall, drawer and base units. One and a half drainer sink unit. Integrated dishwasher. Space for an American fridge/ freezer. Stanley range gas cooker fitted into an exposed brick fireplace. Integrated electric hob. Wall hung gas boiler. Quarry tiled floor. Radiator. Wine rack. Wall light points. Windows to rear and side aspects.

## Lounge

Windows to front and side aspects. Large inglenook fireplace with open fire and exposed brick surround. Radiator. Fitted carpet. Wall lights.





### Ground Floor Shower Room

Fitted to comprise a low level w/c and wash hand basin. Shower enclosure fitted with an Aqualisa shower. Part tiled walls. Exposed wall timbers. Heated towel rail. Karndean flooring. Window to rear aspect.



### Utility / Laundry Area

Fitted with space and plumbing for washing machine. Counter top. Under stairs storage cupboard. Karndean flooring.



### Landing

Comprising an array of exposed timber beams and wall timbers this beautiful galleried first floor landing looks over the dining area with the feeling of space offered by way of the vaulted ceiling. Radiator. Fitted carpet. Wall light points. Window to the front aspect.



### Bedroom One

Windows to the rear and side aspects. Radiator. Fitted carpet. Wall light points.



### Bedroom Two

Windows to the front and side aspects. Fitted carpet. Airing cupboard (housing the insulated hot water tank). Exposed ceiling timbers. Radiator.





### Bedroom Three

Window to the front aspect. Radiator. Fitted carpet. Wardrobe / cupboard. Exposed ceiling timbers.



### Bedroom Four

Currently being used as an office with windows to the rear and side aspects. Radiator. Fitted carpet. Store cupboard. Exposed wall timbers.



### Bathroom

Tastefully fitted to comprise a close coupled w/c. Wash

hand basin. Panelled bath. Shower enclosure with shower over. Part tiled walls. Karndean flooring. Heated towel rail. Wall light points. Window to side aspect.



### To The Front

Area laid to lawn. Driveway providing off road parking for two cars and onward access to the garage.



### Garage & Workshop

1 and 1/2 width garage with hand made doors to the front. The workshop is located behind the garage and has a cedar shingle roof. The garage is fitted with an electric roller door. Both workshop and garage have light and power and are open plan therefore providing through access.

### Rear Garden

A delightful rear garden that (along with the house) must be seen to be fully appreciated. Large patio area laid to the immediate rear of the property with the remainder being laid mainly to lawn with mature shrubs, bushes, trees and flowers. Boundary fencing. Located to the top of the main garden is a cottage garden with raised beds and a potting shed.





### Pond, Decking & Summer House

An outstanding feature of the garden is the pond area that has been thoughtfully landscaped with a large decking area. A large automated pond and summerhouse. All of which provide the perfect space to relax and unwind whilst enjoying views of the local church.



### Rear Elevation & Church Views

Showing the rear of the property, the patio area and views of the nearby church.



### Cottage Garden Area

Located at the top of the garden is a space that has been put aside to provide a cottage garden. With raised beds, a blocked pathway and a potting shed.



### Toddington

Situated on the edge of the Chiltern countryside, Toddington is a village with a traditional high street with shops, restaurants, public houses and GP and dental surgeries. The village is served by two schools, Toddington St George Church of England School, and Parkfields Middle School. Both schools are rated outstanding by Ofsted. The Harpur Trust schools are in Bedford (approximately 19 miles away) with private coaches providing access and Harlington mainline trains station offering fast and frequent services to London and Bedford.

## 1 Conger Lane

Approximate Gross Internal Area = 180.5 sq m / 1943 sq ft

Cellar = 12.9 sq m / 139 sq ft

Outbuildings = 42.3 sq m / 455 sq ft

Total = 235.7 sq m / 2537 sq ft (Including Garage / Excluding Voids)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1044528)