



Village Road, Cockayne Hatley, SG19 2EE
£960,000

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ESTATE AGENTS

Nestled in the picturesque village of Cockayne Hatley, Sandy, this stunning Five bedroomed detached house offers a remarkable opportunity for those seeking a serene countryside lifestyle. Spanning over 3,400 square feet, (not including outbuildings) the property boasts an impressive five bedrooms, each with its own en suite, ensuring comfort and privacy for all residents.

As you enter, you are greeted by three elegantly designed reception rooms, perfect for both entertaining guests and enjoying quiet family time. The beautifully presented interiors reflect a harmonious blend of modern living and traditional charm, creating an inviting atmosphere throughout the home. The kitchen has a range of bespoke units and at 18' x 17', it really is a great entertaining area plus a real benefit of a large utility room.

The surrounding countryside setting enhances the appeal of this property, providing a peaceful retreat from the hustle and bustle of everyday life. With ample space and a thoughtful layout, this home is ideal for families or those who simply appreciate the finer things in life.

If you are looking for a property that combines luxury with tranquillity, this exquisite home on Village Road is not to be missed. Embrace the opportunity to live in a beautiful setting that offers both comfort and elegance.

The garden has a real 'WOW' factor and is separated into formal entertaining area as well as a separate garden with decking and vegetable area to the rear. It is so peaceful and quiet.

Set on the hamlets only road in, this rural location providing a private, peaceful, and secluded lifestyle within Cockayne Hatley. Despite its tranquillity, it is not isolated being within easy reach of major roads and trains to London providing quick access to the city. The property is also close to a great supply of local amenities including restaurants, convenience stores and shops in the neighbouring towns of Pottton, Sandy and Biggleswade.

Entrance

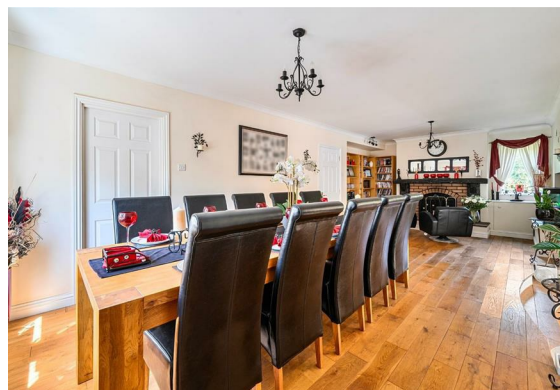
Entrance Hall

W.c

Kitchen/Breakfast room
18'8 x 17'5 (5.69m x 5.31m)

Utility room
11'5 x 9'4 (3.48m x 2.84m)

Study
10'9 x 8'1 (3.28m x 2.46m)





Dining Room
27'2 x 13'4 (8.28m x 4.06m)

Lounge
26'10 x 20'7 (8.18m x 6.27m)

Conservatory
23'2 x 8'6 (7.06m x 2.59m)

First Floor

Landing

Bedroom One
22'8 x 12'10 (6.91m x 3.91m)

En Suite
12'3 x 7'5 (3.73m x 2.26m)

Bedroom Two
13'4 x 13' (4.06m x 3.96m)

En Suite

Bedroom Three
13'4 x 13' (4.06m x 3.96m)

En Suite

Bedroom Four
11'8 x 11'2 (3.56m x 3.40m)

En Suite

Bedroom Five
11'9 x 10'3 (3.58m x 3.12m)

En Suite

Outside

Front garden

Rear Garden

Brick workshop
19'6 x 10'0 (5.94m x 3.05m)

BBQ Hut

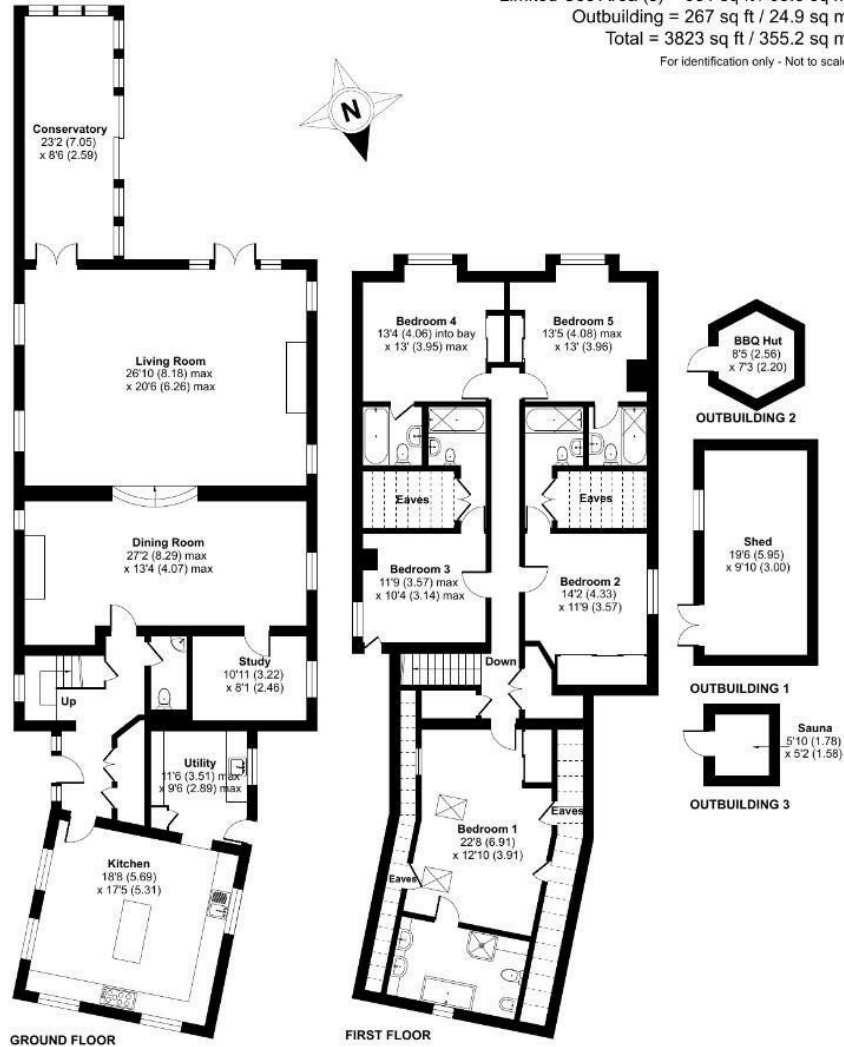
Sauna
5'10 x 5'0 (1.78m x 1.52m)



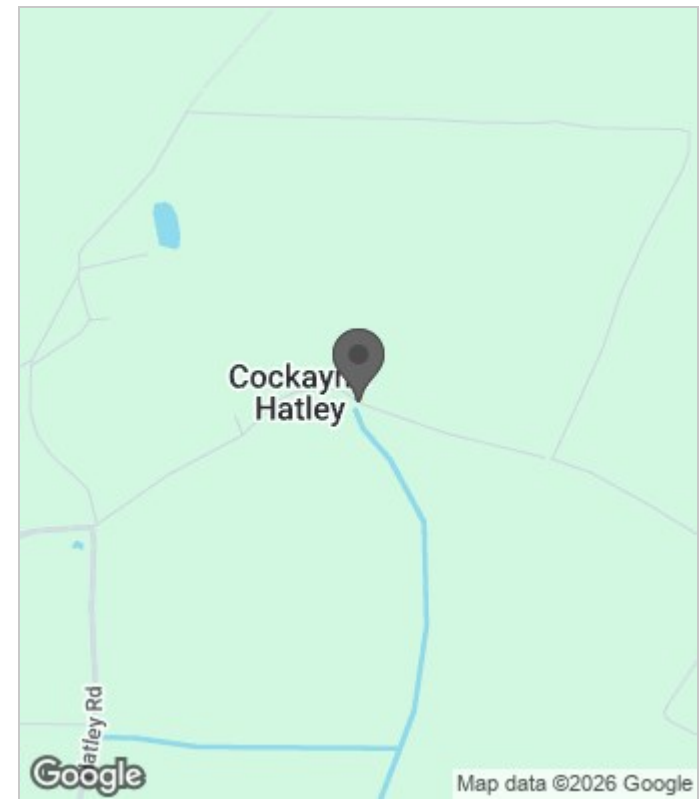
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Approximate Area = 3175 sq ft / 294.7 sq m
 Limited Use Area (s) = 381 sq ft / 35.3 sq m
 Outbuilding = 267 sq ft / 24.9 sq m
 Total = 3823 sq ft / 355.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Latcham Dowling Ltd. REF: 1465477



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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