



Waresley Road, Sandy, SG19 3NZ
Offers Over £375,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

*****CHARMING DETACHED CHARACTER COTTAGE IN EVER POPULAR VILLAGE LOCATION*****

Latcham Dowling Estate Agents are proud to bring to the market this absolutely delightful, detached period home, occupying a deceptive corner plot within this lovely non estate location and just a stone's throw from all the village amenities. This charming family home has been sympathetically updated by the current owner and now offers a lovely blend of period features and modern fittings with a gorgeous re-fitted 'modern cottage' kitchen, three reception rooms (two with open fireplaces), a separate office/ study, utility room and cloakroom, along with four bedrooms and re-fitted bathroom up on the first floor. Outside, there is an enclosed and walled garden to the rear and then a deceptively large side garden area which the current owner has previously applied to the Parish Council to have converted to a 'carriage' driveway and parking! Viewing is essential to really appreciate this charming family home and the potential it offers!!

Entrance Via

Dining Room

12'6 max into chimney recess x 12'5
(3.81m max into chimney recess x 3.78m)

Kitchen

12'6 max x 11'5 (3.81m max x 3.48m)

Lounge

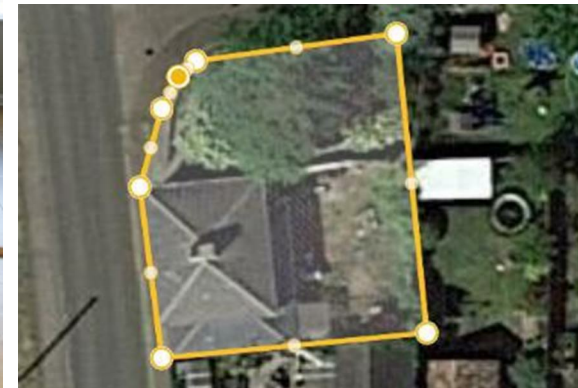
12'6 max into chimney recess x 12'5
(3.81m max into chimney recess x 3.78m)

Playroom/ Family Room

11'6 x 9'5 (3.51m x 2.87m)

Utility Room

7'9 x 6'1 min (2.36m x 1.85m min)





Cloakroom

5'4 x 2'8 (1.63m x 0.81m)

Office/ Study

8'10 x 5'7 (2.69m x 1.70m)

First Floor Landing

Bedroom one

12'6 max into wardrobes x 11'4 (3.81m max into wardrobes x 3.45m)

Bedroom Two

12'7 max into wardrobe x 8'5 (3.84m max into wardrobe x 2.57m)

Bedroom Three

12'7 x 6'8 (3.84m x 2.03m)

Bedroom Four

9'7 x 6'7 (2.92m x 2.01m)

Bathroom

8'4 x 5'6 (2.54m x 1.68m)

Rear Garden

36' x 24' (10.97m x 7.32m)

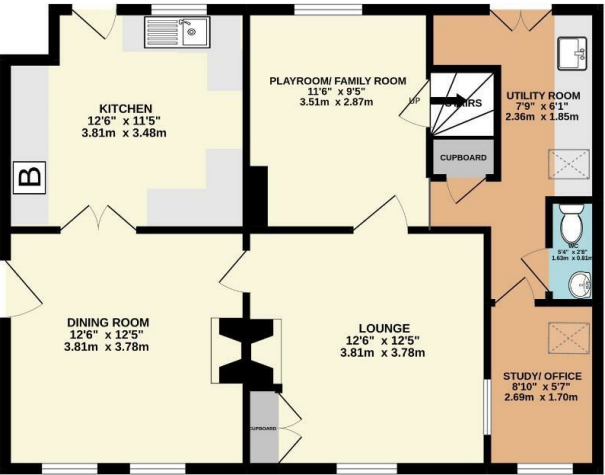
Side Garden

52' x 30' (15.85m x 9.14m)

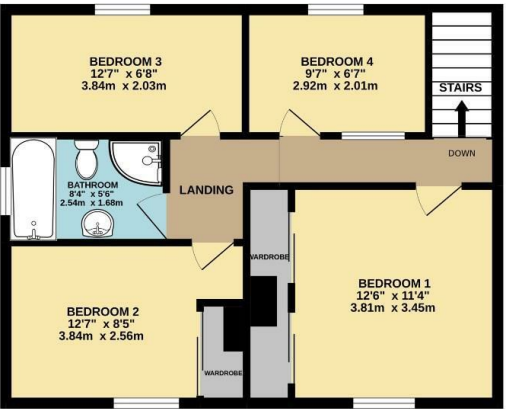
Agents Note



GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 1245 sq.ft. (115.7 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		80
(69-80) C		
(55-68) D	60	
(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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