



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



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

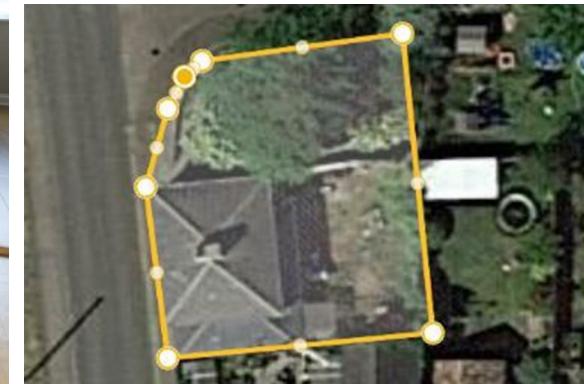
12'6 max into chimney recess x 12'5
(3.81m max into chimney recess x 3.78m)

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)

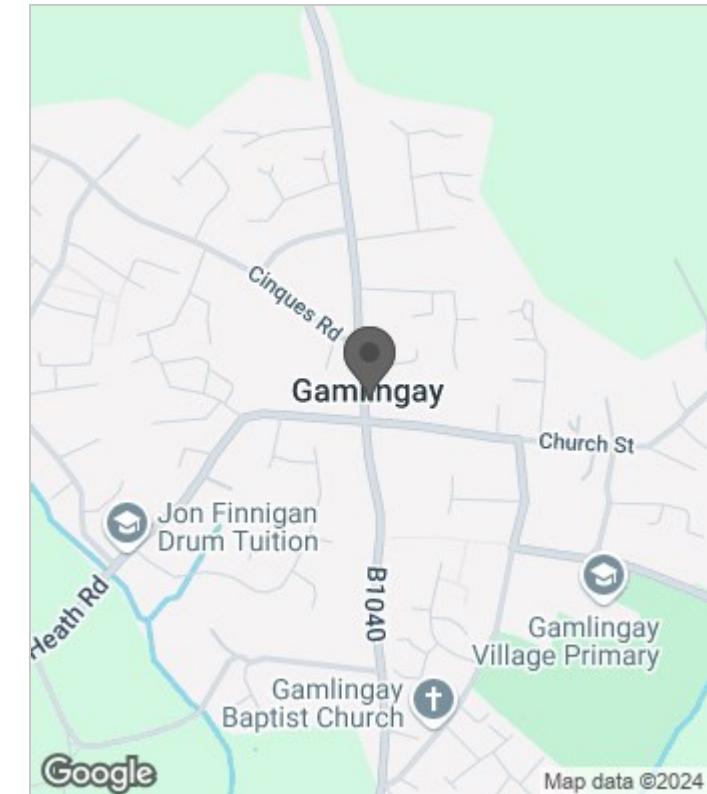
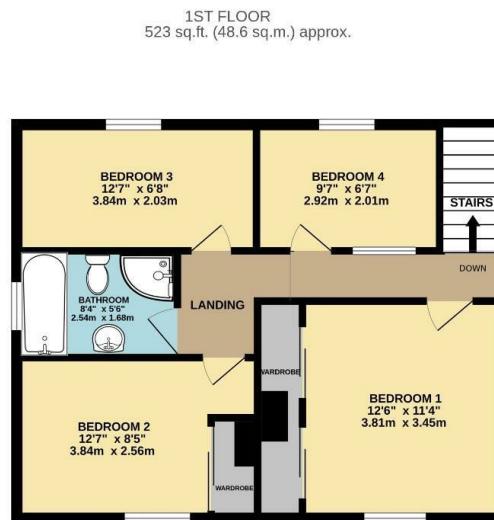
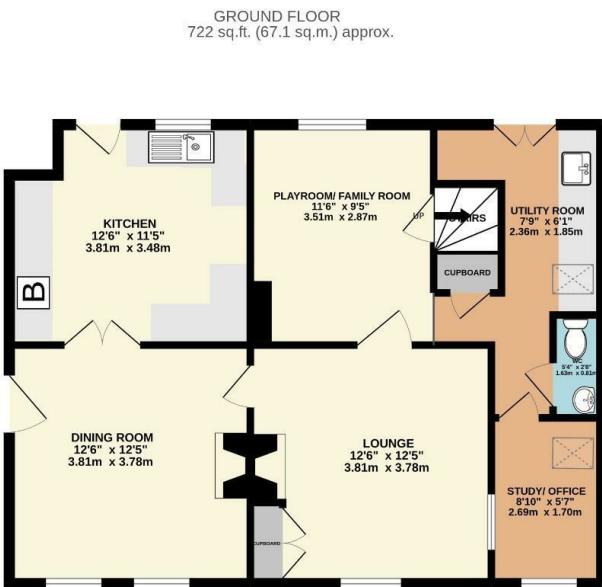
Bathroom
8'4 x 5'6 (2.54m x 1.68m)

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

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

Agents Note





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		60
(69-80) C		
(55-68) D		
(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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