



Hatch Common | Hatch, Bedfordshire



Features

- Detached period cottage
- Idyllic location
- Paddocks and stabling
- Formal garden and ample parking

A beautifully presented three-bedroom detached cottage situated within the Hamlet of Hatch. Located at the end of a small track with views over open countryside. Benefiting from a through sitting / dining room with wood burning stove, a comprehensively fitted

farmhouse style kitchen / breakfast room and three first floor bedrooms. The property further benefits from purpose-built stables and three paddocks, ample off-road parking and a single garage. Hatch is set to the south west of the small market town of Sandy which has a good

selection of shops and restaurants and sits within easy access of Bedford and Cambridge. Sandy is on the main trainline with rail links into London Kings Cross taking approximately 45 minutes.



Ground Floor

Oak entrance door opens into reception hall which has a window to the side aspect and slate tiled flooring a latch door gives access into the through sitting / dining room, with windows to twin aspects overlooking the formal garden to the front, there is a large brick Inglenook fireplace housing a wood burning stove, latch door to farmhouse style kitchen / breakfast room, with French doors to side aspect opening onto patio, fitted with a comprehensive range of wooden base and matching eye level units, granite work surfaces with inset double Butler sink, integral fridge / freezer and dishwasher, built in electric 'Esse' stove with twin ceramic plates. The kitchen / breakfast room is big enough to accommodate a large table and chairs, an open staircase gives access to the first floor, a further latch door opens through into the side lobby, with a door to the gravel driveway and latch doors off to the utility room and shower room. The utility room has plumbing for a washing machine and houses the oil-fired boiler. The shower room benefits from a three-piece suite comprising low level Wc, vanity wash hand basin and enclosed and fully tiled shower cubicle.





First floor

Latch doors off to all principal room. The master bedroom is accessed through the third bedroom, with a window overlooking the formal garden and with built in storage to either side of the bed, latch door with step up gives access back into the third bedroom. Bedroom two is situated at the other end of the landing with built in wardrobes and a window overlooking the paddocks and stables. The family bathroom is a fitted three-piece suite with a fitted shower over the bath.

Externally

To the rear of the property is a large gravel driveway which leads to the parking area and single garage, to the rear of the garage is a vegetable plot. To the front of the property is a formal garden with a large patio with separate dining and entertaining areas, well stocked beds and large lawn with mature tree and hedge screening. Gated access to the rear of the garden leads to three paddocks and a detached stable block, with two stables, tack room and haybarn.

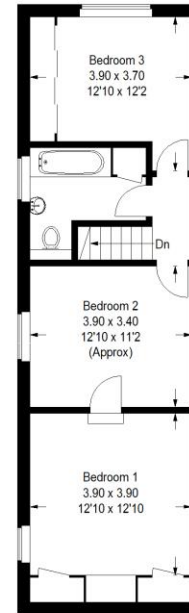




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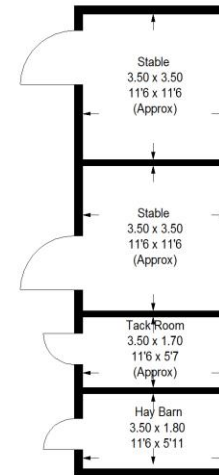
Ground Floor



First Floor

Hatch Common, Hatch, SG19 1PS

Approximate Gross Internal Area = 129.6 sq m / 1395 sq ft
 Outbuilding = 38.3 sq m / 412 sq ft
 Garage = 22.1 sq m / 238 sq ft
 Total = 190 sq m / 2045 sq ft



(Not Shown In Actual Location / Orientation)

Outbuilding

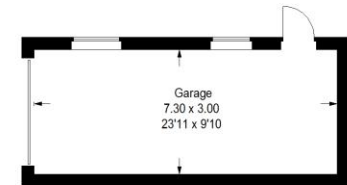


Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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