



Vicarage Road

Waresley, Sandy, , SG19 3DA

Guide Price £425,000-
£450,000

Property Features

- Charming
- Two double bedrooms
- Thatched cottage
- Exposed beams
- Parking for Two cars
- Additional 1/2 Acre
- Study
- Well presented
- Sought after rural location
- Viewing Highly recommended

Full Description

****GUIDE PRICE £425,000-£450,000**** Positioned on a prominent plot, This charming two bedroom semi detached thatched cottage is situated in the picturesque village of Waresley.

Offering a plethora of period features, whilst being tasteful presented by the current vendors viewing is highly advised.

The ground floor accommodation comprises entrance hallway, three piece shower room, kitchen/dining room, living room with multi-fuel burner, study.

First floor offers a wealth of character with exposed beams. The landing provides access to three piece shower room, master bedroom with fitted wardrobe & bedroom two with a walk in wardrobe.

Externally the beautifully established front garden is retained by a curved brick wall and with iron gated access, to the rear of the property is a shingled driveway providing off road parking for two cars and a brick outbuilding, currently being used as a laundry room which offers plumbing and electricity.

The rear garden is mainly laid to lawn with a paved patio area, flower beds offering mature trees and shrubs and a summer house fitted with power and Wi-Fi access.

Further benefits include three secluded plots of land accessed via established tree line path, measuring roughly a 1/3 acre (sts) with a mixture of establish tree's, vegetables patch and various outbuildings.

The property also boasts a wonderful view of the beautiful 19th century St James church and is just a short stroll from the Duncombe Arms, which is a highly regarded village pub with excellent restaurant, and Waresley Park garden centre.

ENTRANCE HALL

KITCHEN / DINER



17' 9" x 13' 4" (5.41m x 4.06m)

LOUNGE

13' 9" x 12' 6" (4.19m x 3.81m)

STUDY

13' 9" x 8' 7" (4.19m x 2.62m)

SHOWER ROOM

FIRST FLOOR

MASTER BEDROOM

12' 0" x 9' 4" (3.66m x 2.84m)

BEDROOM TWO

15' 9" x 7' 5" (4.8m x 2.26m)

SHOWER ROOM

EXTERNALLY

LAUNDRY ROOM

brick built outbuilding with power and water connected.

ENCLOSED GARDEN

Fully enclosed, patio area, laid to lawn with borders, summerhouse.

PLOT 1

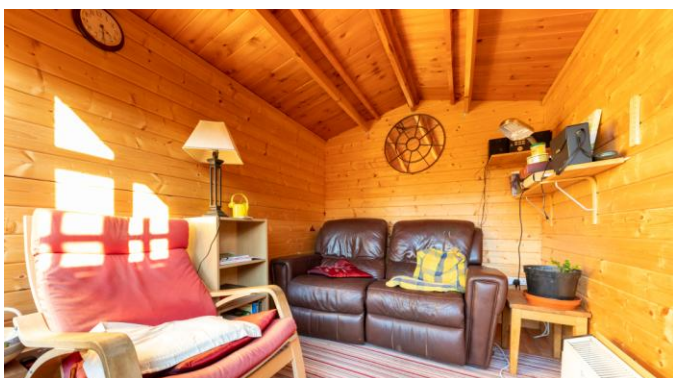
Established Raspberry, Redcurrant, Loganberry and Sloe bushes, Sloe. Timber shed.

PLOT 2

Timber summerhouse, various plants and trees including silver birch trees planted by the current owners.

PLOT 3

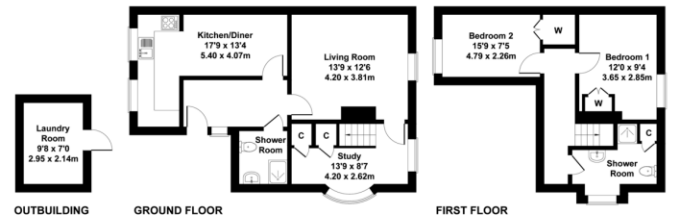
Mainly grass with various established trees.





1 Vicarage Road, Waresley, SG19 3DA

Approximate Gross Internal Area
1001 sq ft - 93 sq m



Not to Scale. Produced by The Plan Portal 2021
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 c
55-68	D	55 d	
39-54	E		
21-38	F		
1-20	G		

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