



Orchard Cottage, Northampton Road, Lavendon, Olney

Offers Over £600,000

4 bedroom detached house for sale

Description

Watch Richards Video Tour! - Sitting on a 0.13-acre plot (STS) in the heart of a conservation area is 'Orchard Cottage', a stone-built character home located within the pretty Buckinghamshire village Lavendon.

The house has a rare benefit on a self-contained annexe, serving many purposes.

Formerly three cottages, this magnificent home dates back to 1858 and offers potential buyers an abundance of character features with over 2100 square feet of living accommodation.

The accommodation is well appointed with 3 generous reception rooms which flow really well throughout the ground floor. The front entrance leads into the office/study and then off to the dining and living spaces.

The dual aspect living room spans the original property's depth, featuring the solid fuel burner and fireplace providing the centrepiece for those cosy winter evenings in front of the fire.

The kitchen dining room is a generous size with lots of cupboard space and room for appliances.

Accessed off of the Kitchen are a utility room and the boot room with doors to a ground floor WC and the rear garden.

The real extra value in this home is in the self-contained annexe, which can be accessed internally from the main house or locked to allow complete privacy and independence.

The annexe has excellent living space with a sitting room, kitchen dining room, double bedroom and separate family bathroom.

On the first floor, there are four generous bedrooms and a four-piece family bathroom.



Outside, the generous plot extends to the rear of the house, with a shared access driveway leading to a large shingled area that provides off road parking for up to four cars, and there is also planning permission in place to erect a double carport.

There are two main areas to the garden; the majority laid to lawn which could be perfect for pets or children, and hardstanding area close to the house.

The Buckinghamshire village of Lavendon lies approximately 10 miles north-west of Bedford town centre.

The village offers amenities such as a primary school, a village store and post office, a village hall and two public houses.

Tenure



FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 1432 sq. ft, 133 m², FLOOR 2: 673 sq. ft, 63 m²
 TOTAL: 2105 sq. ft, 196 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Viewing by appointment only
James Kendall Estate Agents - Head Office
194 Bedford Road, Kempston MK42 8BL
Tel: 01234 852434 Email: james@jameskendall.co.uk Website: www.jameskendall.co.uk

James Kendall
Estate Agents