



Northampton Road, Lavendon, Olney

Offers Over £350,000 Freehold

3 bedroom cottage for sale

Description

An opportunity to purchase a slice of Village history overlooking pasture land. A two-bedroom period cottage with the rare benefit of a self-contained one-bedroom annexe situated within the pretty Buckinghamshire village of Lavendon.

The house has many character features, including an open fireplace to the sitting room, perfect for keeping warm and cosy on those winter evenings.

The accommodation comprises two reception areas on the ground floor. A sitting and dining room, a conservatory, a built-in pantry under the stairs with space for appliances, a kitchen with appliances, and a bathroom complete the ground floor.

There are two double bedrooms on the first floor, both of which enjoy excellent views over pasture land.

The annexe is an open plan studio style layout with a kitchen area, living area and bedroom, and there is a separate walk-in wardrobe and shower room.

Outside there are two gardens, one just off of conservatory and an enclosed garden laid to lawn separate from the house. The house also has the rare benefit of ample off road parking.

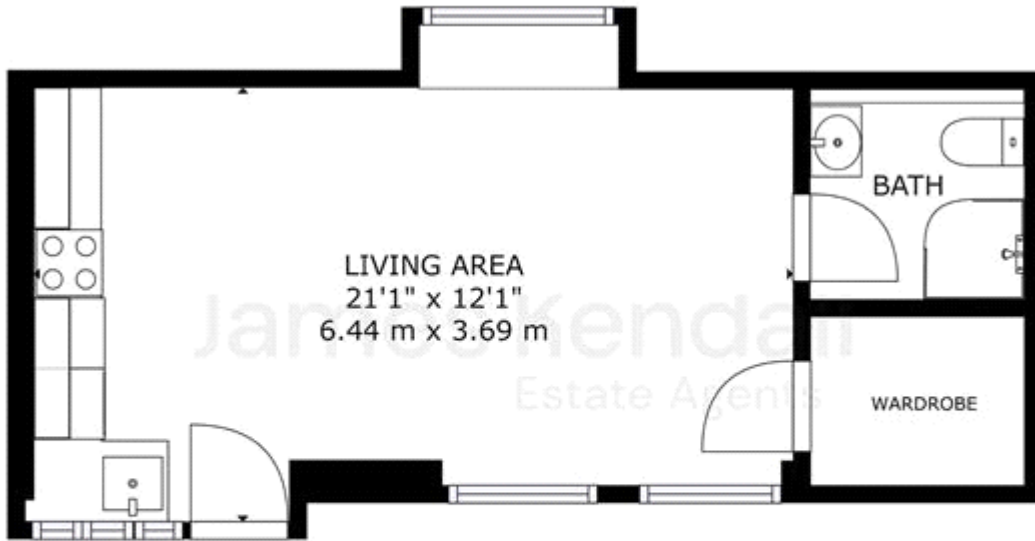
The Buckinghamshire village of Lavendon lies approximately 10 miles northwest of Bedford town centre.

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

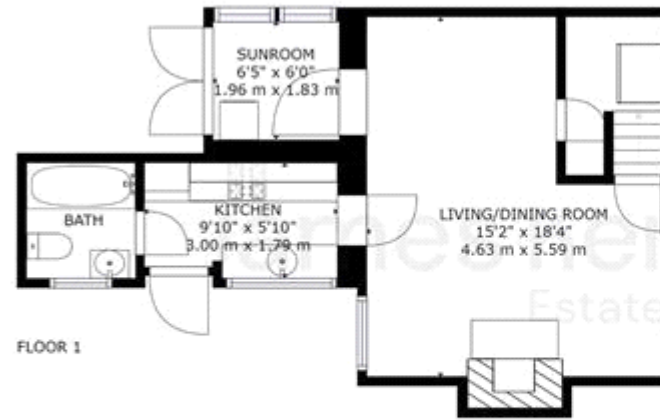
Tenure

Freehold

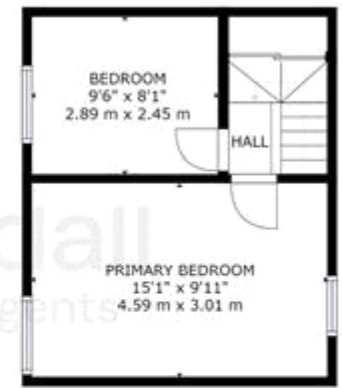




GROSS INTERNAL AREA
 FLOOR 1: 323 sq. ft. 30 m²
 TOTAL: 323 sq. ft. 30 m²
BASED ON DIMENSIONS AND APPROXIMATE ACTUAL MEASUREMENTS



GROSS INTERNAL AREA
 FLOOR 1: 444 sq. ft. 41 m²; FLOOR 2: 278 sq. ft. 26 m²
 TOTAL: 722 sq. ft. 67 m²
BASED ON DIMENSIONS AND APPROXIMATE ACTUAL MEASUREMENTS



FLOOR 2



Viewing by appointment only
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