





Nestled in a tranquil and beautifully landscaped plot, The Cottage on Bakers Lane is a delightful and deceptively spacious period home full of character and charm. Surrounded by mature planting and enclosed by timber fencing for privacy, this property offers a rare opportunity to enjoy peaceful village living with a wealth of versatile accommodation, generous gardens, multiple entertaining areas, and even a garden room ideal for a home office or studio.

The home blends traditional features such as exposed beams and trusses with thoughtful modern additions, including an upgraded kitchen and stylish bathrooms. With off-road parking, a detached garage with workshop space, and a raised decking area for alfresco dining, The Cottage is perfectly suited to families, professionals working from home, or anyone seeking a charming retreat with contemporary comforts.

The property is available for sale with no upward chain and vacant possession.

Viewing by appointment only.



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SALES & LETTINGS

Outside

Set behind timber panel fencing, the property enjoys a high level of privacy, enhanced by mature silver birch trees, herbaceous borders, and established planting throughout. A private driveway offers off-road parking and leads to a detached garage, which also includes a useful workshop area. A garden gate opens to a delightful outdoor space with a block-paved path, gravel and soil borders, and a mainly laid-to-lawn garden. An easement allows access for maintenance to the rear of the property.

A raised timber decking area provides the perfect platform for outdoor dining and entertaining, complemented by a sunken seating area—ideal for relaxing or social gatherings. At the edge of the garden stands a detached timber-framed garden room with double doors and two side windows, complete with power, making it an ideal home office, studio, or peaceful garden retreat.

Porch

Timber front door opens into the entrance porch with UPVC double glazed side windows, a meter cupboard housing the electrical consumer unit, alarm system, and electric meter.

Dining Room

A bright and welcoming space featuring UPVC double glazed French doors opening to the patio, tiled flooring throughout, ceiling spotlights, and a dog-leg staircase rising to the first floor. A useful understairs storage cupboard provides practicality, with an open arch leading to:



Kitchen

A well-appointed kitchen fitted with a range of matching base and wall units, woodblock-style work surfaces, and a host of integrated appliances including a 1½ composite sink with mixer tap, Rangemaster cooker with grill, warming plate, and stainless steel extractor, integrated microwave and dishwasher, and plumbing for further under-counter white goods. Dual aspect UPVC double glazed windows to the front elevation flood the room with natural light.







Sitting Room

A cosy space with UPVC double glazed front window, central heating radiator, and stunning exposed beams and ceiling trusses that echo the property's heritage. TV aerial point and internal access to:

Lounge

This characterful lounge boasts additional exposed beams, a feature electric fireplace, central heating radiator, and UPVC double glazed front window. Another staircase leads to the upper level, and there's additional under-stairs storage.

Shower Room

A recently refitted shower room comprising a double shower cubicle with glass screen and tiled surrounds, low-level WC, pedestal basin, chrome heated towel rail, extractor fan, and a frosted UPVC double glazed window. A built-in cupboard provides further utility space.

Landing

With a glazed rear-facing window, loft access, and a built-in storage cupboard. Internal latch doors lead to:

Bedroom Two

A spacious double bedroom with UPVC double glazed front window and central heating radiator.

Bedroom Three

Another well-proportioned room with similar views to the front and central heating radiator.

Through Bedroom

Currently used as a connecting space or occasional bedroom, this area has a UPVC double glazed front window, TV aerial point, and leads to:

Principal Bedroom

A peaceful and generous main bedroom with front-facing UPVC double glazed window and central heating radiator. Open into:

En-suite Bathroom

Stylishly fitted with a freestanding roll-top bath, waterfall mixer tap and shower attachment, low-level WC with continental flush, washbasin with mixer tap and storage beneath, chrome heated towel rail, ceiling spotlights, and a double glazed Velux window.





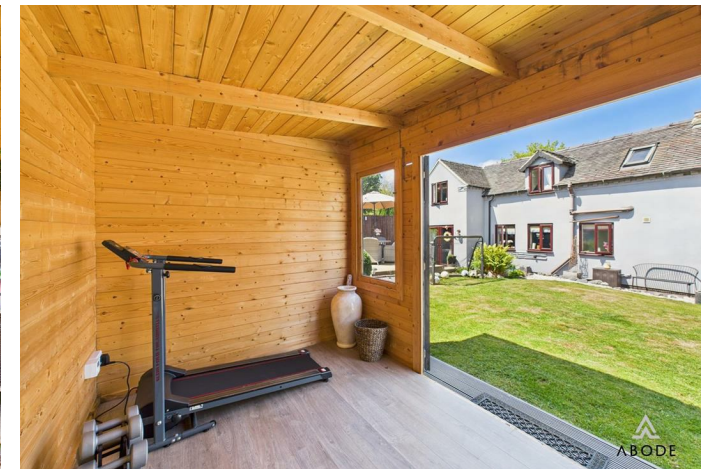


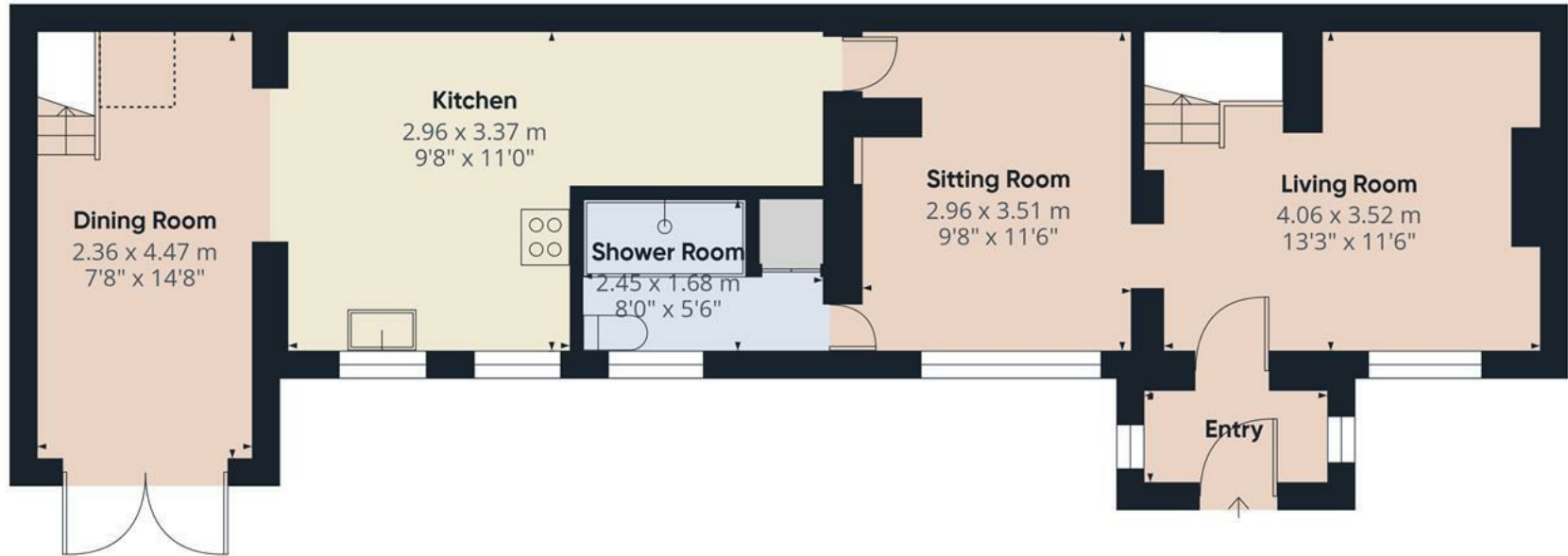












Floor 0 Building 1

Approximate total area^m

106.2 m²

1143 ft²

Reduced headroom

10.8 m²

116 ft²



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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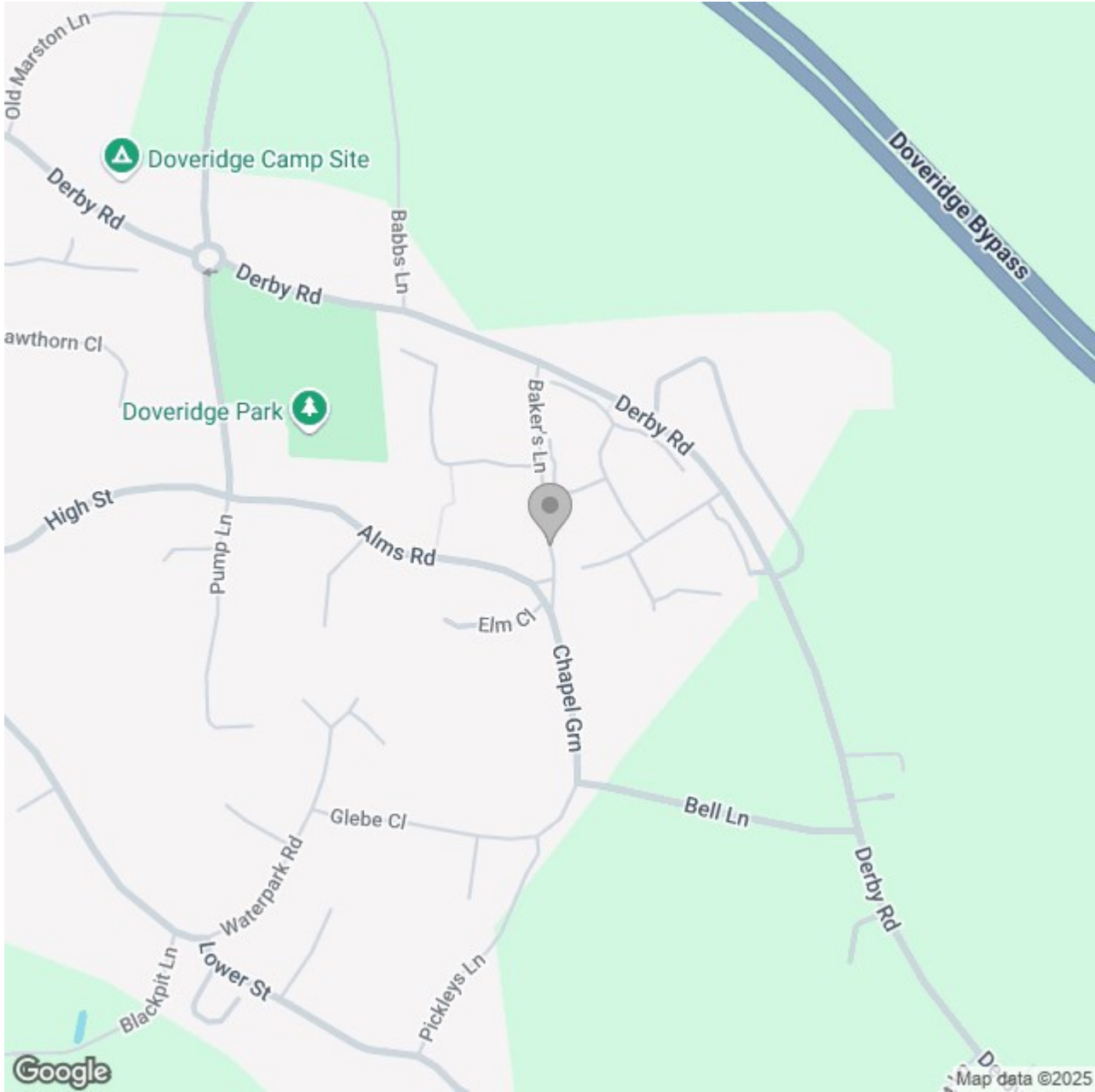


Approximate total area⁽¹⁾
26.9 m²
290 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC