



# 36, High Street

Roxton, Bedford,  
MK44 3EB

Freehold £375,000

COUNTRY PROPERTIES  
PART OF HUNTERS

RARE TO THE MARKET!!! 'Hope Cottage' dates back to the 1700's. This quaint and very characterful Grade II listed, thatched cottage is situated along the High Street in the popular village of Roxton. The current owners have enjoyed their home for 26 years now and have restored and renovated it to a high standard throughout. The property oozes charm and character throughout and has the benefit of a generous plot overlooking countryside views, other benefits include:- Lounge, dining room, kitchen, family bathroom, generous plot overlooking countryside views, driveway providing off-road parking for 2/3 cars and a barn/garage.

- RARE TO THE MARKET
- Grade II listed thatched cottage
- Dating back to the 1700's
- Lounge
- Dining Room
- Kitchen
- Family Bathroom
- Generous plot overlooking countryside views
- Driveway providing off-road parking for 2/3 cars
- Barn/Garage

## Ground floor

### Lounge/Dining Room

24' 9" x 9' 8" (7.54m x 2.95m)

### Bedroom

13' 10" x 9' 9" (4.22m x 2.97m)

### Family Bathroom

7' 0" x 5' 0" (2.13m x 1.52m) with separate W.C (7'0" x 2'06") (in total 8' 11")

### Kitchen

10' 2" x 9' 8" (3.12m x 2.95m)

### Utility Room

13' 5" x 9' 6" (4.09m x 2.90m)

Fully insulated, power & light, plumbing for washing machine, space for fridge, freezer & dishwasher.

### Outside

#### Driveway

Stoned driveway providing off-road parking for 2/3 cars, access to front garden through iron gate.

#### Front Garden

Beautiful mature garden with an array of trees & shrubs surrounding. Laid to lawn with patio areas and fish pond, fully enclosed with timber fencing & hedgerow surrounding.



## Rear Garden

Block paved with summer house, greenhouse, timber shed and three kennels, fully enclosed with timber fencing & hedgerow surrounding.

## Barn/Garage

Listed building with power & light.

## Agents Notes

### Reed thatch:-

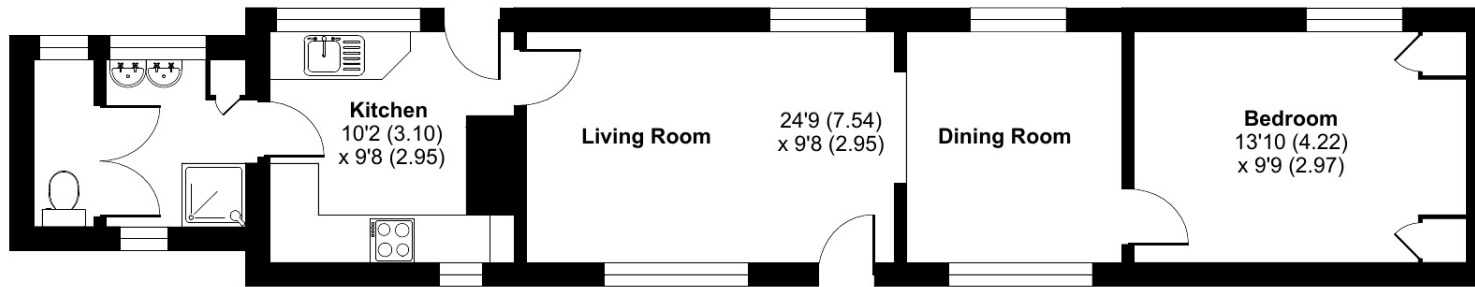
The current owners have had the Reed Thatch ridge done and combed in February 2022 - we have been advised by our vendor this will be good for another 12/14 years, also we have been advised by our vendor the thatch will also be good for another 12-14 years.





Approximate Area = 550 sq ft / 51.1 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Country Properties. REF: 931933



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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