



2 Sonning Cottages, High Street, Pavenham, Bedford, MK43 7NP





Sonning Cottages  
High Street  
Pavenham  
Bedford

Guide £375,000

Beautiful stone cottage set in  
an idyllic location...

- Terrace property
- Living room
- Kitchen/dining room
- Two double bedrooms
- Two en suite bathrooms
- Enclosed rear garden
- Carport for two vehicles
- Oil fired central heating

- Council Tax Band D
- Energy Efficiency Rating C



## The charm of an older property with the benefits of modern fittings...



Sonning Cottages is set back from the High Street in a row of six luxury stone cottages in the peaceful village of Pavenham and is accessed via a shared walkway to the front.

This niche character property offers the charm of an older property with the benefits of modern fittings. The ground floor is approached via an entrance hall and has Oak doors leading into the kitchen/dining room which has slate ceramic flooring. The kitchen has been beautifully fitted with cream shaker style units and granite worktops and boasts built-in appliances which include a range style induction cooker/hob. The kitchen has double doors that lead into the cosy but spacious living room which has an open exposed brick fireplace and a wood burning stove.

Upstairs there are two double bedrooms which benefit from built-in wardrobes and en

suite bathrooms with Heritage sanitary ware.

Externally the private rear garden is on split levels, the lower level is block paved and the top level is laid to lawn. There is a brick wall around the garden and a gate accessing an Oak carport with two parking spaces.

Further benefits include oil fired central heating, wood framed double glazed windows and oak internal doors. Pavenham lies just six miles to the north-west of Bedford's town centre where a wide range of shopping and recreational facilities are available as well as schooling in both the state and independent sectors. Village amenities consist of St Peter's Church, The Cock Public House, a village hall, a tennis club, a cricket club and Pavenham Park Golf Club.

Bedford Railway Station • 6 miles

Milton Keynes • 19 miles

A1 Black Cat Roundabout • 16 miles

M1 Junction 13 • 18 miles

Luton Airport • 35 miles



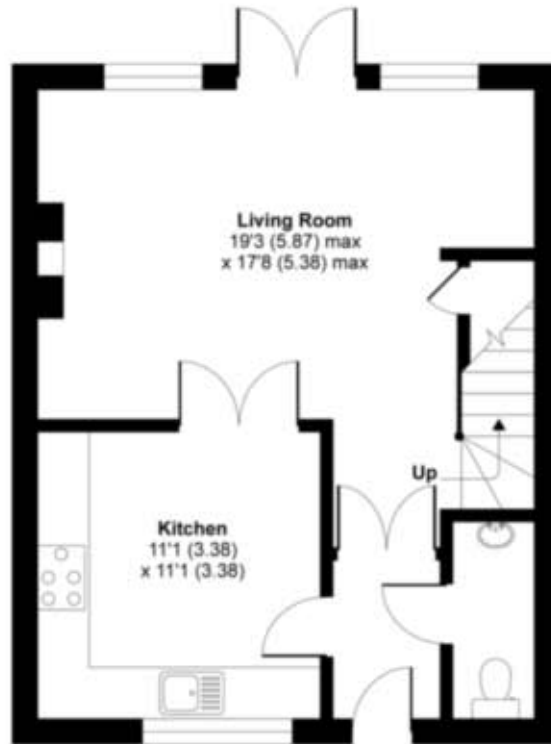
# High Street, Pavenham, Bedford,

Approximate Area = 929 sq ft / 86.3 sq m

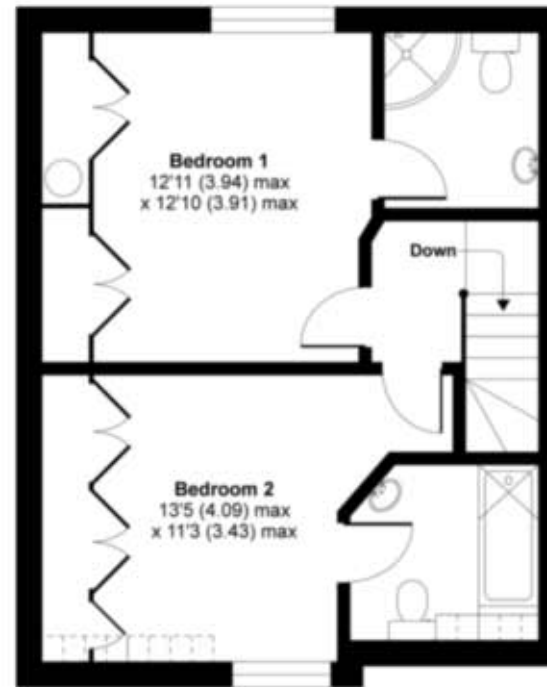
Limited Use Area(s) = 11 sq ft / 1 sq m

Total = 940 sq ft / 87.3 sq m

For identification only - Not to scale

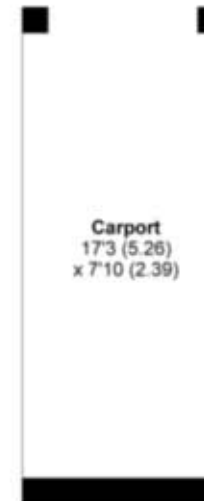


GROUND FLOOR



FIRST FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Lane & Holmes. REF: 750919

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