

Sandy, Bedfordshire

MICHAEL GRAHAM









A Grade II listed three bedroom detached cottage at the end of a no through road within 10 minutes' walk of the mainline railway station.

The Warren

30 Brickhill Road, Sandy, Bedfordshire,
SG19 1JH

3 bedrooms

2 reception rooms

2 bathrooms

EPC Exempt

The cottage has been improved and updated with fitted Shaker style units and modern white sanitary ware while retaining period features including exposed beams and timbers and traditional fireplaces. On the ground floor there are separate sitting and dining rooms, a fitted kitchen, utility room and a bathroom.

The first floor is accessed via two separate staircases. One from the sitting room leads to a landing with built-in storage and access to the main two bedrooms. Stairs from the kitchen access the third bedroom which has doors to bedroom two and the refitted three piece bathroom. All three bedrooms have windows to the rear of the property. Bedroom three has access to the loft space.

The driveway has parking for two cars and leads to an over 31 ft. tandem garage. The enclosed rear garden is mainly laid to lawn with a paved terrace and a summerhouse.

- Grade II listed detached cottage
- Three bedrooms
- Two bathrooms, including a refitted first floor bathroom
- Two separate reception rooms
- Refitted kitchen
- 31 ft. 9 detached tandem garage
- Driveway parking for two cars
- Within 10 minutes' walk of the station and 7 minutes' walk from local shops and amenities

Additional Information

- Mains Water, Electricity, Gas
- The Local Authority is Central Bedfordshire
- The property is in council tax band E

Reception Rooms and Kitchen

The dual aspect sitting and dining rooms both have character features. The sitting room has a feature brick built fireplace with a cast iron wood burner and the dining room has an inglenook style fireplace with a log burning stove set on a raised hearth. The refitted modern kitchen has a range of base and wall units, including glazed display cabinets, with solid wood worksurfaces incorporating a ceramic butler sink with mixer tap, There is a built-in dishwasher and space for a cooker with a stainless steel extractor hood over.













Outside

At the front a shingled driveway provides off street parking for two cars in addition to the over 31 ft. garage. Gated access leads to the rear garden which is fully enclosed with established tree and shrub borders. The garden has a paved patio spanning the rear of the house with space for tables and chairs for al fresco dining and entertaining. The rest of the garden is mainly laid to lawn and there is a timber summerhouse.



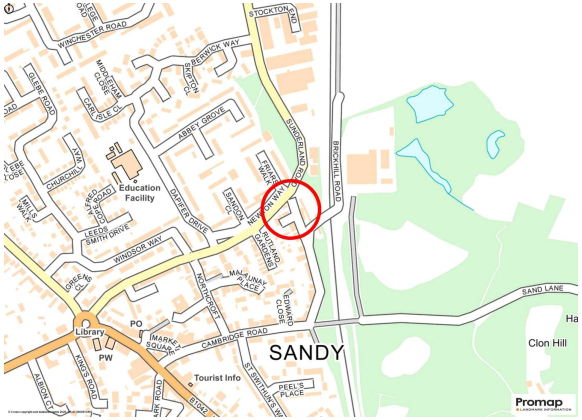
Total = 2050 sq ft / 190.3 sq m
Approximate Area = 1507 sq ft / 140 sq m
Limited Use Area(s) = 183 sq ft / 17 sq m
Garage = 326 sq ft / 30.2 sq m
Outbuilding = 34 sq ft / 3.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Situation and Schooling

Sandy is a small market town between Cambridge range of hills known as the Sand Hills and the River Ivel runs through the town. The headquarters of the RSPB is located on the edge of the town and the Shuttleworth Collection is approximately 2 miles away. Sandy has rail links to London St Pancras. The local catchment schools are St. Swithins's C of E Primary School and Sandy Secondary School.

1 mile from A1 Sandy

0.2 miles from Sandy

44 minutes from Kings Cross

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