



CAUSE END ROAD, WOOTTON

SIMON GOODACRE
— PROPERTY —

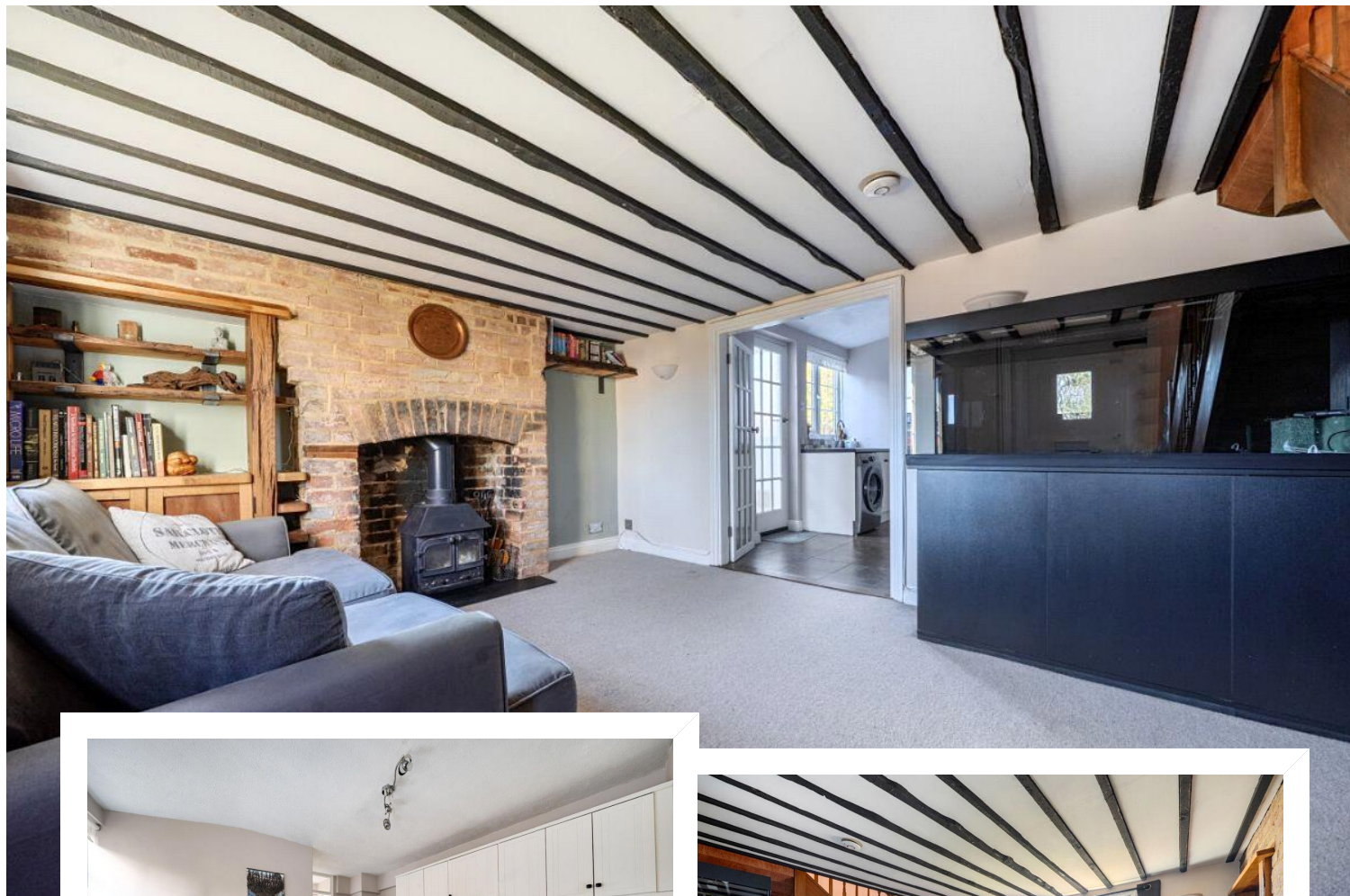


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Wootton

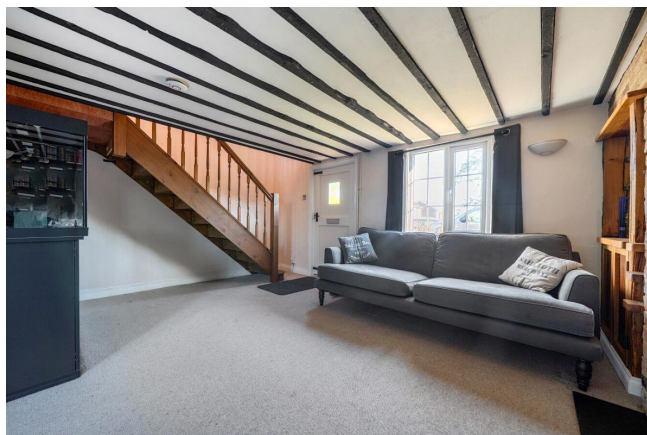
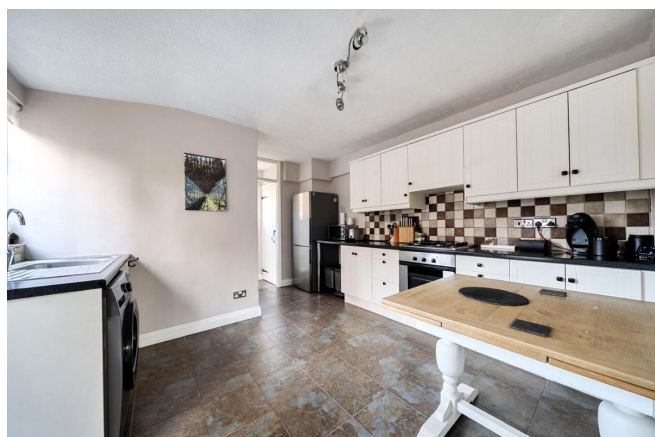
**Price: Offers Over
£230,000**

- Chain Free
- Log burner
- Beautiful open plan kitchen/breakfast room
- Driveway
- Excellent school catchments close by
- Perfect first time buy or buy to let
- Period property with original features
- Popular village location in Wootton





A charming one bedroom end of terrace cottage in sought-after Wootton, featuring a sitting room with exposed beams and log burner, spacious kitchen/breakfast room, bathroom and generous double bedroom. Outside offers front and rear gardens plus valuable driveway parking to the side. Rare find!



Council Tax Band:

Cause End Road, Wootton, Bedford, MK43

Occupying a delightful position within the heart of the ever popular village of Wootton, this charming one bedroom end of terrace cottage is a home full of warmth, character and timeless appeal. Beautifully blending traditional cottage features with practical modern living, the property enjoys exposed beams, a striking brick fireplace with a wood burning stove, generous driveway parking and private gardens to both the front and rear.

The property immediately catches the eye with its attractive brick façade, colourful cottage style frontage and driveway to the side, providing valuable off road parking behind double timber gates.

Stepping inside, a welcoming entrance hall leads through to a wonderfully sitting room. This is undoubtedly the heart of the home, featuring exposed ceiling beams, bespoke timber shelving and an impressive inglenook-style fireplace with a cast-iron wood-burning stove, creating a beautiful focal point and a perfect space to relax throughout the year.

To the rear, the spacious kitchen/breakfast room offers an excellent amount of storage and worktop space with a range of shaker style units, integrated cooking appliances and ample room for a dining table, making it ideal for both everyday living and entertaining. A door provides direct access to the rear garden, while the ground floor is completed by a well appointed family bathroom.

The first floor is occupied by a generous double bedroom, enjoying a wonderful sense of space thanks to its vaulted ceiling, exposed beams and attractive wooden flooring. The room is filled with natural light and offers ample space for bedroom furniture while retaining the cottage's original charm.

Outside, the property continues to impress with a private rear garden, perfect for enjoying the warmer months, alongside a landscaped front courtyard style garden and the added benefit of a driveway with double gates to the side an increasingly rare feature for a cottage of this style.

Location

Wootton remains one of Bedford's most desirable villages, offering a fantastic balance of village charm and everyday convenience. Residents benefit from a range of local amenities including shops, cafés, pubs, a doctor's surgery and well regarded schools, all within easy reach.

For commuters, the location is exceptional, with excellent access to the A421, A6, M1 and A1, while Bedford's mainline railway station offers fast and frequent services into London St Pancras in under an hour. The nearby countryside provides an abundance of walking routes and green spaces, making Wootton a wonderful place to call home.

This characterful cottage is perfectly suited to first time buyers, downsizers or anyone seeking a unique village home with parking and outdoor space in one of Bedfordshire's most sought after locations.

Buyer's Notes

HMRC requires all estate agents to follow strict money laundering rules to protect clients. To comply, we use a Government-approved electronic ID verification system under the Digital Identity and Attributes Trust Framework (DIATF). This fast and reliable process ensures your transaction stays compliant and secure. A fee of £25 + VAT per person applies to cover the time, legal, and administrative costs involved.

Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Potential buyers are advised to recheck the measurements before committing to any expense. Floorplans are for illustration purposes only. Simon Goodacre Property has not sought to verify the legal title of the property and the potential buyers must obtain verification

from their solicitors. Potential buyers are advised to check and confirm the EPC and council tax bands before committing to any expense..

Tenure: Freehold

Parking options: Driveway, On Street

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden



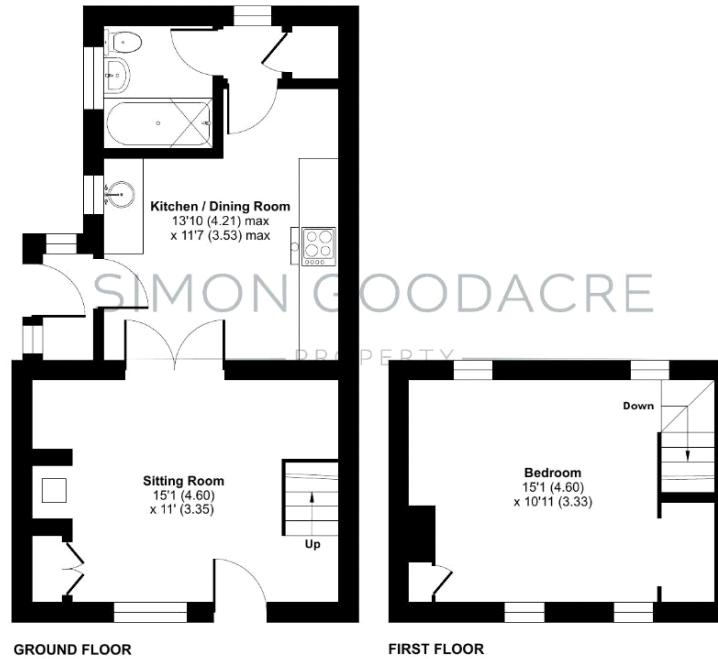




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Approximate Area = 553 sq ft / 51.3 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2026. Produced for Simon Goodacre Property. REF: 1521313

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