

## 3 Horseshoe Cottages, Sandon Road

£200,000 Freehold



Delightful two bedroom cottage in the desirable village of Hilderstone! • Farmhouse style living with breakfast kitchen having quarry tiled flooring • Two double bedrooms with the smaller of the two having exposed beams • En-suite bathroom to the master bedroom and enclosed shower to bedroom two • Rural living in the village of Hilderstone yet close enough to local amenities and commuter links



**NO UPWARD CHAIN:** True to its name, your luck is most definitely in at Horseshoe Cottages! This lovely Grade II listed cottage is charming all the way through and whilst it would appreciate some refurbishment in places it is full of period features and offers a fantastic amount of space in this sought after village location. On the ground floor is a large living room with flagstone flooring, and cosy fireplace which is a perfect space to relax and unwind, the room has large built-in cupboards and walk-in pantry. You'll also find a good sized farmhouse style kitchen with quarry tiled flooring and off the rear entrance hall is a separate utility area and guest WC. Upstairs are two large double bedrooms with exposed beams and hardwood floor; the Master featuring an en-suite with separate bath and shower whilst the second bedroom also has a shower enclosure and wash hand basin. A pretty Victorian style walled courtyard is to the rear and offers an attractive and place to sit and relax. Book your viewing today and be prepared to be charmed!

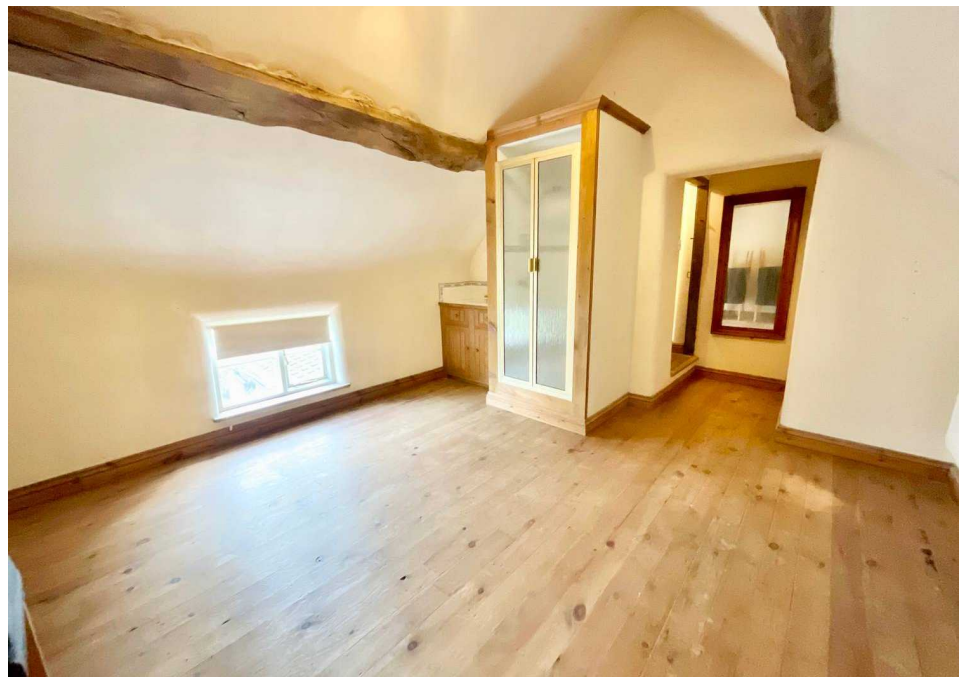
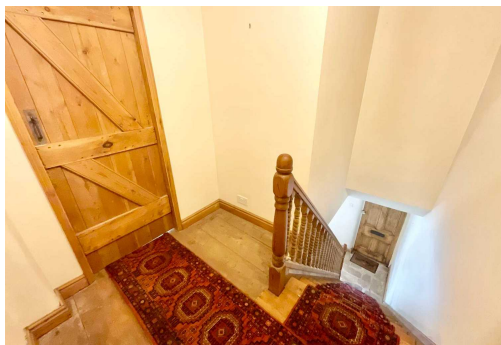


Charming Grade II listed cottage with period features in sought after village location. Large living room, farmhouse style kitchen, 2 double bedrooms with en-suite to the master and shower to bed 2. Pretty Victorian style courtyard. Viewings recommended!  
Council Tax band: C

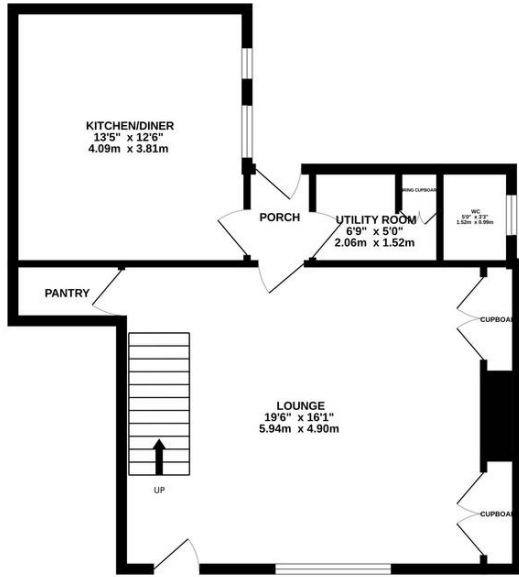
Tenure: Freehold

EPC Energy Efficiency Rating: D

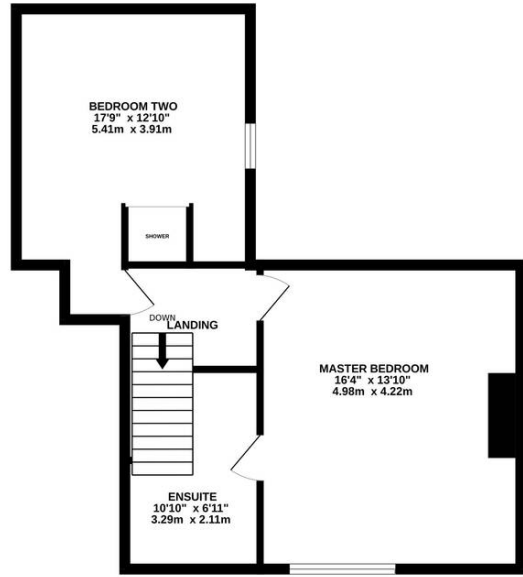
EPC Environmental Impact Rating:



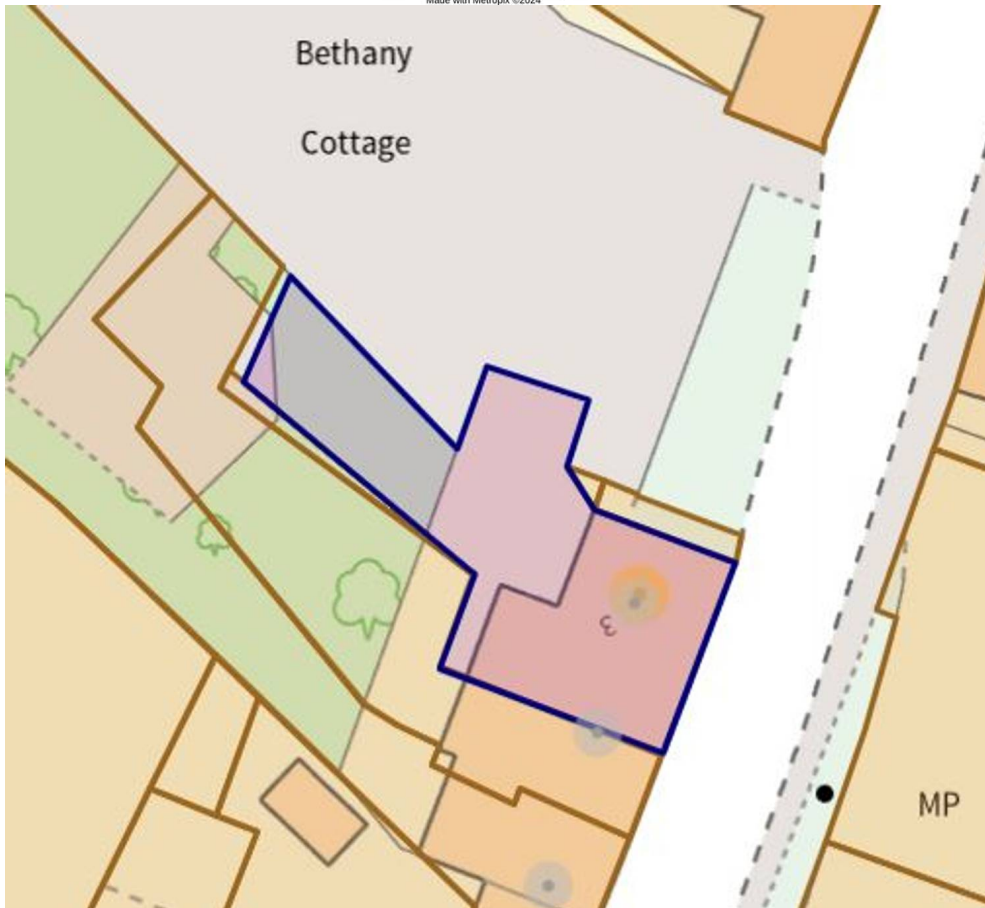
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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