



**“Court Cottage” 17 High Street,
Sharnbrook, Bedfordshire MK44 1PG**

**Taylor
Brightwell**



Court Cottage is an attractive, character filled four bedroom semi detached property dating back to 1860 with a glorious and very private rear garden nicely positioned in the heart of this thriving and picturesque north Bedfordshire village.

The entrance vestibule has excellent storage and opens into the very spacious and bright dining room with durable, engineered oak flooring which continues into the cloakroom, family room and the elegant, bay fronted sitting room which features a log burner. The large family room has a built in cupboard, a media wall, folding plantation style shutters and double doors opening to the rear garden. The charming, well planned kitchen/breakfast room is fitted in bespoke hand painted units with granite work tops and includes a Rangemaster oven, a breakfast table with a bench seat and a dresser. On the first floor there are four well proportioned bedrooms, one featuring a Juliet Balcony enjoying superb outlooks over the garden and countryside beyond, three with built in wardrobes and finally the four piece family bathroom.

Externally there is a beautiful 75 ft x 42 ft private lawned rear garden with abundantly stocked and mature borders concealing shaded, hidden pathways. A paved patio terrace adjoins the rear of the house and a tranquil, decked and paved lower garden featuring a magnificent Yew tree and a delightful summer house providing further relaxation areas.

- * **Attractive Period Property**
- * **4 Bedrooms**
- * **2 Reception Rooms**
- * **Log Burner**
- * **Bespoke fitted Kitchen/Breakfast Room**
- * **Cloakroom**
- * **Double Glazing**
- * **Gas Radiator Heating**
- * **Garage And Driveway**
- * **Glorious Private Rear Garden**

FREEHOLD

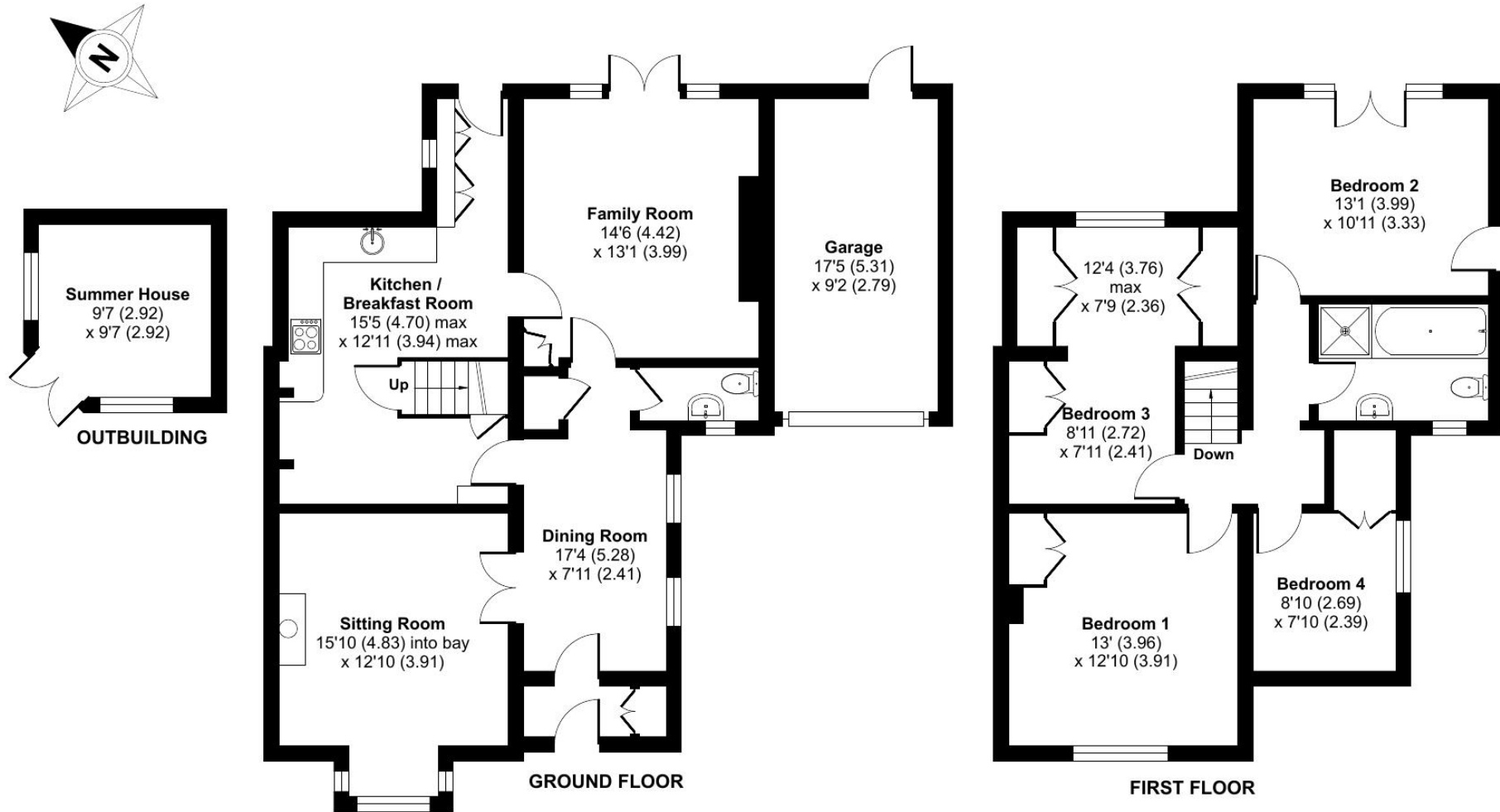


“Hassett House”, Hassett Street, Bedford MK40 1HA

www.taylorbrightwell.co.uk property@taylorbrightwell.co.uk

01234 326444

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Approximate Area = 1557 sq ft / 144.6 sq m

Garage = 160 sq ft / 14.8 sq m

Outbuilding = 89 sq ft / 8.2 sq m

Total = 1806 sq ft / 167.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Taylor Brightwell. REF: 1129727