



Town & Country

Common Road, Kensworth  
£675,000



## Common Road

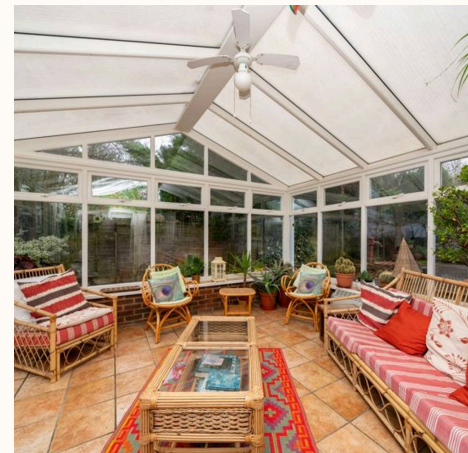
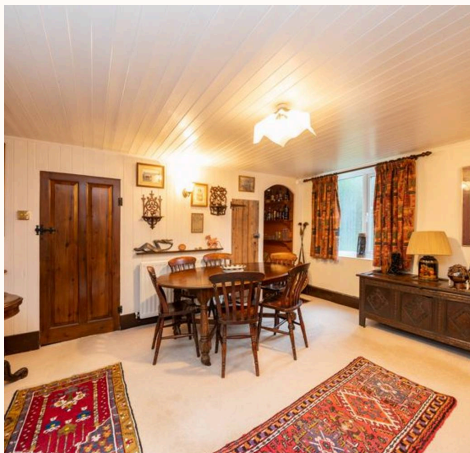
### Kensworth

- Attractive Detached Character Cottage with No Onward Chain
- Approximately 200 Years Old, Known as 'Straw Plaiters Cottage'
- Beautifully Maintained and Presented by the Current Owners
- Two Reception Rooms on the Ground Floor, both Featuring Open Fireplaces
- Extended Kitchen with Adjoining Utility Area and Large Conservatory overlooking The Garden
- Ground Floor also includes a Shower Room and a Spacious Cellar
- First Floor Offers Three Double Bedrooms and a Family Bathroom
- Generous Plot with Off-Road Parking for up to Five Vehicles and a Rear Garden with Countryside Views and a Historic Well
- Located in Kensworth, South Bedfordshire, near Whipsnade and Dunstable Downs
- Convenient access to M1 Junction 9 and nearby Mainline Stations for London Travel

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F



# Common Road

## Kensworth

This charming detached character cottage is set well back from the road, offering a wonderfully private and secluded setting - comes to the market with no upper chain.

Situated in the South Bedfordshire village of Kensworth, close to Whipsnade and the picturesque Dunstable Downs, the property enjoys excellent connectivity. Junction 9 of the M1 and nearby mainline stations are just a short drive away, making travel to London easy for both commuting and leisure.

Dating back approximately 200 years and once known as Straw Plaiters Workshop, the home has been thoughtfully maintained and beautifully presented by the current owners. An internal viewing is highly recommended to fully appreciate its character and many appealing features.

The ground floor offers a front-facing sitting room and a separate dining room, both with open fireplaces. The extended kitchen leads through to a utility area with plumbing for a washing machine and space for a tumble dryer. A spacious conservatory provides an ideal space to relax while enjoying views over the garden and surrounding countryside. This level also includes a shower room and a generously sized cellar.

Upstairs, a wooden staircase leads to a landing that provides access to three double bedrooms and a family bathroom.

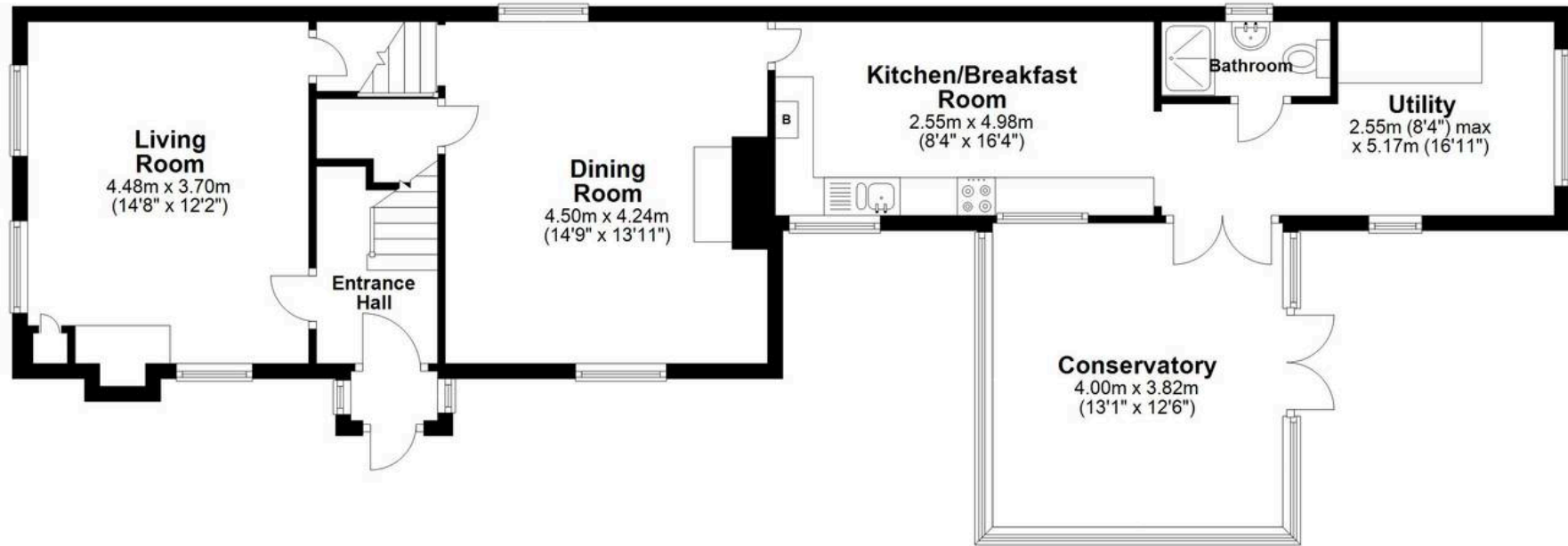
The property has recently had double glazing added throughout.

Positioned toward the rear of a substantial plot, the cottage benefits from ample off-road parking for up to five vehicles. The rear garden includes a historic well and enjoys open countryside views, enhancing the sense of tranquillity. A truly attractive and private home in a sought-after village location.



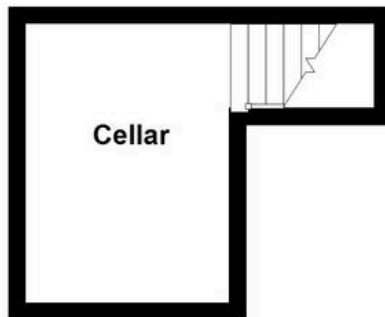
## Ground Floor

Approx. 86.7 sq. metres (932.8 sq. feet)



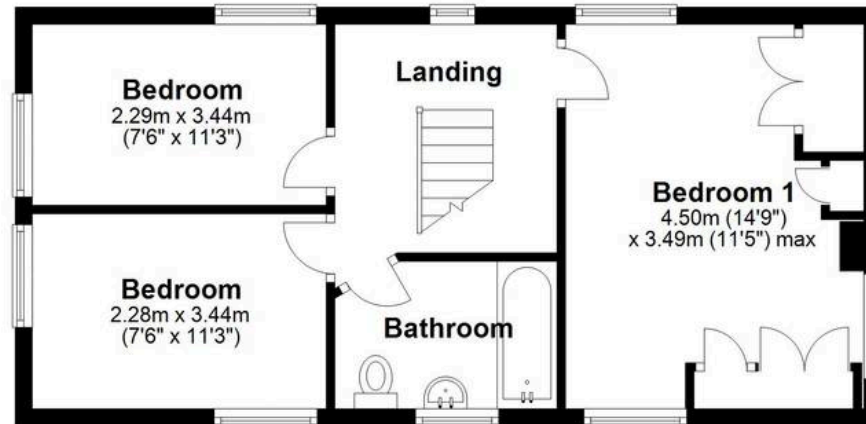
## Basement

Approx. 9.4 sq. metres (101.2 sq. feet)



## First Floor

Approx. 44.4 sq. metres (477.6 sq. feet)



Total area: approx. 140.4 sq. metres (1511.6 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO