

Love Homes



Holly Cottage, Church Road, Westoning, Beds, MK45 1HD

Welcome to Holly Cottage, a delightful period cottage built in 1773 and located in the charming village of Westoning. This picturesque property is brimming with character features that are sure to captivate your imagination. As you step inside, you'll immediately be greeted by exposed beams that adorn the ceilings and add a touch of rustic charm. The inviting ambiance is further enhanced by the presence of feature fireplaces, creating a cosy and inviting atmosphere throughout.



This property is presented by Duncan Stead - a Love Homes property expert with over 25 years' experience.

Find out more about this property by scanning the QR code.



1.8m

Tenure: Freehold



3



2

Council Tax: D



1





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"Having been a resident of Westoning for the past 18 years, I have grown deeply fond of this village and its strong sense of community. Holly Cottage, lovingly known as "the Harry Potter house" by the youngest members of my family, has been a cherished home for us all. Its character and charm, particularly the vibrant gardens during spring and summer, have brought us joy throughout the years. The extension we added a decade ago truly transformed the living space, with the lounge being a favourite during warmer months and the sitting room creating a cosy haven during winter nights. As I prepare to say goodbye, I sincerely hope that the new owners will find as much happiness in Holly Cottage and the beautiful village of Westoning as I have".





TOTAL FLOOR AREA: 1504 sq.ft. (139.7 sq.m.) approx.
Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate. Made with Metropix ©2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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