



 Knight  
Edmonds  
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**For Sale**

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Edmonds

# 1 Forge Cottages Claygate Road, Laddingford

Guide Price £650,000 – £700,000



This charming four-bedroom property offers a delightful retreat in the heart of an idyllic village setting. Boasting versatile living spaces and a range of desirable features, this home is sure to captivate prospective buyers.

Upon entering the property, you'll find a versatile fourth bedroom on the ground floor, which can easily serve as a study or home office, providing a convenient space for remote work or accommodating guests. The added bonus of an en-suite shower room makes this room particularly attractive for visitors. A spacious living room is also situated on the ground floor, providing a comfortable space for relaxation.

Moving towards the rear of the house, you'll discover a generously sized kitchen breakfast room, perfect for culinary enthusiasts and family gatherings. Adjacent to the kitchen, a convenient downstairs w.c and utility area enhance the practicality of this home. Spacious dining room with French doors leading out to the rear garden to compliment the indoor/outdoor living. The well-maintained rear garden offers a tranquil escape, featuring a lush lawn, a paved section for outdoor dining and a raised composite decked area with power to enhance al fresco living. The perfect place to spend summer evenings with family and friends.

The thoughtful design and maintenance of this property are evident in its K rendered exterior, ensuring both durability and minimal upkeep. This feature allows homeowners to spend less time on maintenance and more time enjoying the beautiful surroundings.

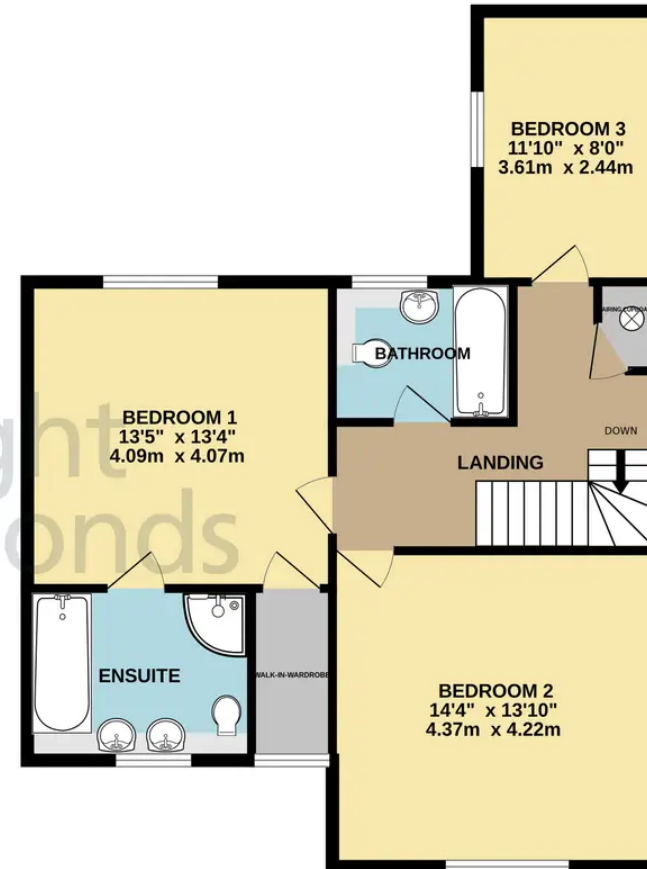
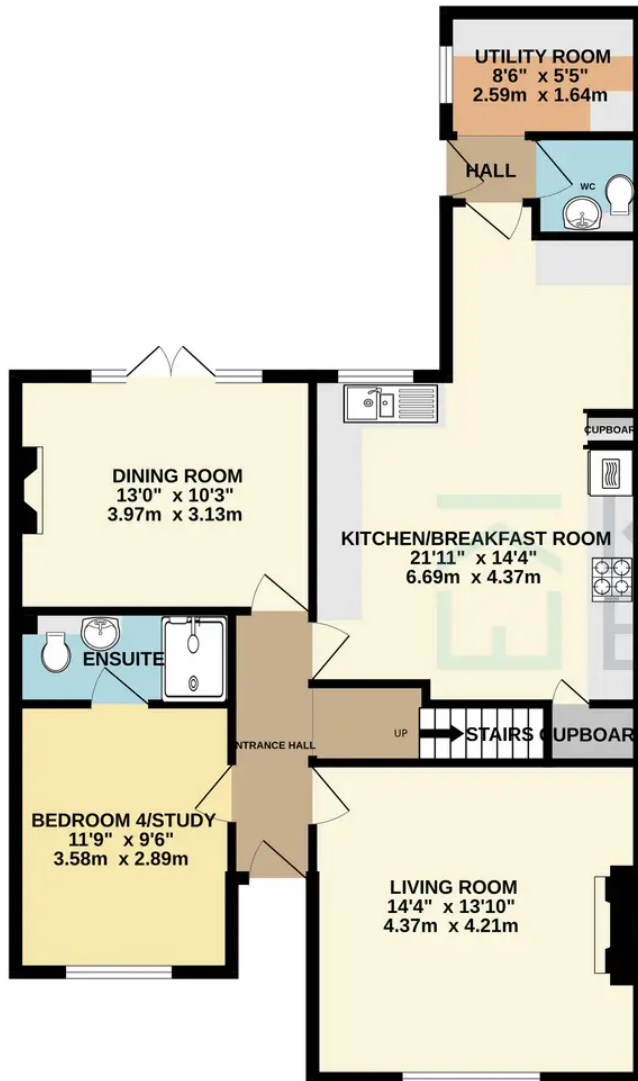
Upstairs, three double bedrooms await, with the main bedroom benefiting from an en-suite bath and shower, providing a private oasis for relaxation and self-care. A separate family bathroom caters to the needs of the other bedrooms, enhancing the convenience and comfort of this home.

Furthermore, this property offers ample parking space with a driveway at the front, capable of accommodating multiple vehicles, ensuring both practicality and convenience for residents and guests alike.



GROUND FLOOR  
888 sq.ft. (82.5 sq.m.) approx.

1ST FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1630 sq.ft. (151.4 sq.m.) approx.

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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