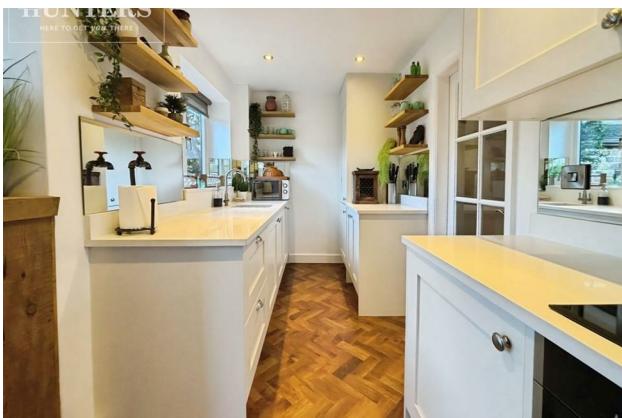


**2 Alexander Gardens, Cawthorne, Barnsley, S75 4EW**

**£385,000**

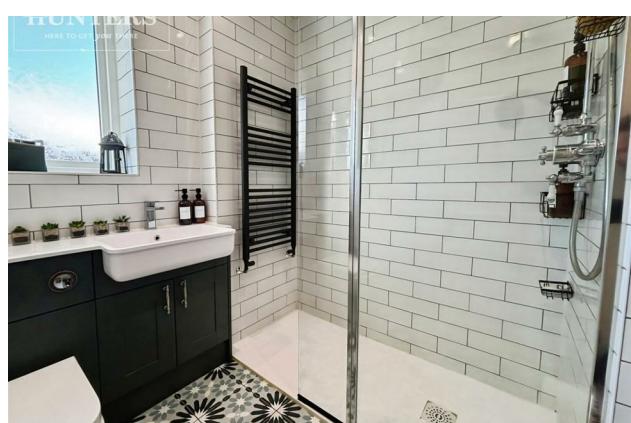
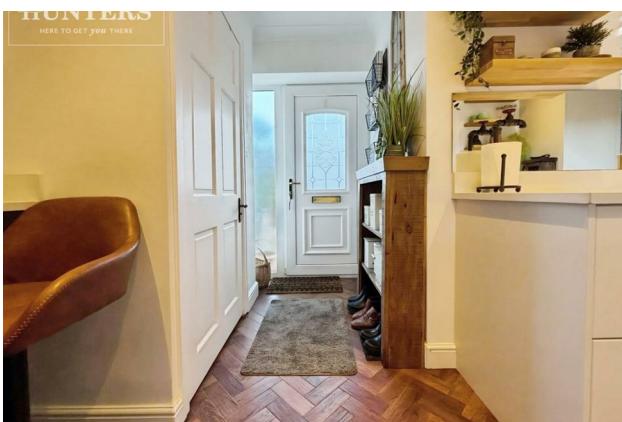
**Property Images**



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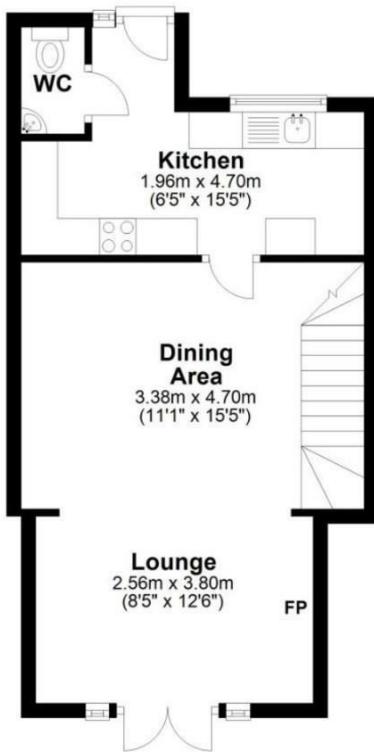
**Property Images**

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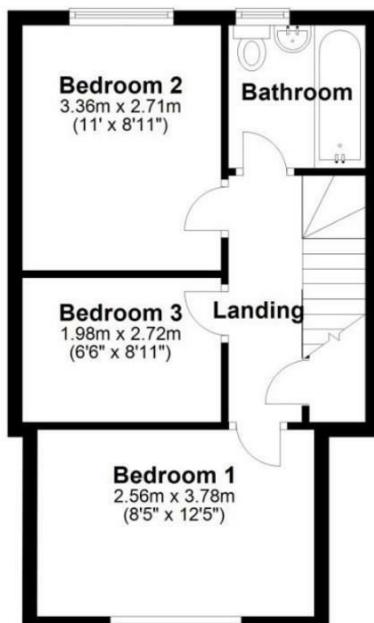
## Ground Floor

Approx. 38.1 sq. metres (410.3 sq. feet)



## First Floor

Approx. 35.4 sq. metres (381.0 sq. feet)



Total area: approx. 73.5 sq. metres (791.3 sq. feet)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Map



## Details

Type: Cottage - Terraced Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Tucked away in the highly desirable Alexander Gardens in the heart of Cawthorne village, this exceptional three-bedroom home offers a rare blend of privacy, character, and contemporary living. Set back from the road in a peaceful position, the property enjoys a wonderfully secluded feel while remaining moments from the heart of the village and scenic riverside walks.

Inside, the home has been thoughtfully designed with a distinctive interior style that combines warmth and elegance. Striking parquet flooring runs throughout the entire property — both downstairs and upstairs — creating a seamless flow and enhancing the sense of quality and cohesion in every room. The modern kitchen is stylish yet practical, featuring sleek finishes and generous workspace — ideal for both everyday living and entertaining.

The heart of the home is the open-plan living and dining area, a welcoming and light-filled space perfect for relaxing or hosting guests. Large doors invite natural light and connect beautifully with the outside surroundings, making this an inviting space year-round.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation, each benefiting from the continued parquet flooring and the same attention to detail seen throughout the property. The overall atmosphere is calm, tasteful, and move-in ready.

Practicality is equally well considered, with a loft boarded to the eaves and accessed via a pull-down ladder, providing excellent additional storage. There is also a further boarded loft space above the garage, complete with ladder access, offering even more versatile storage solutions.

Combining village charm, privacy, quality finishes and thoughtfully designed storage, this unique home presents an exceptional opportunity in one of the area's most desirable locations.

## Features

- Unique, beautifully styled interior design
- Three well-proportioned bedrooms
- Charming village setting close to riverside walks
- Parquet flooring throughout the home
- Open-plan living and dining area
- Rare opportunity in a desirable village location
- Detached garage
- Off street parking