



WEST END, WHITTLESFORD, CAMBRIDGE, CB22 4LX

- Cambridge City Centre - approx. 8 miles
- Whittlesford Station - approx. 0.8 miles (London Liverpool Street)
- Royston Railway Station - approx. 10 miles (London Kings Cross)
- M11 (N&S) - approx. 1.5 miles

2/3 Reception rooms & conservatory/garden room • Kitchen & pantry • 3/4 Double bedrooms • First floor bathroom & ground floor shower room • Gravelled parking & detached garage • South-west facing walled gardens

DESCRIPTION

Dating back to 17th century, this absolutely charming and beautifully presented Grade II listed cottage is the perfect and quintessential period village home.

The flexible accommodation on offer extends to around 1500sqft laid out over two floors and has some lovely features throughout including exposed beams, inglenook fireplaces, tiled floors and mullion windows. The two main reception rooms both have doors to the garden and brick fireplaces, one with working open fire. The lovely modern kitchen has a good range of stylish wall and base units, space for a range cooker and double butler sink and the added benefit of a walk-in pantry. There is a further reception room which could work as a snug/home office or occasional fourth bedroom. A charming conservatory/garden room and shower room complete the ground floor.

On the first floor are three double bedrooms, all with fitted cupboards and a stunning, contemporary bathroom with roll-top bath.

BEAUTIFUL GRADE II LISTED PERIOD PROPERTY FULL OF CHARM AND CHARACTER SITUATED CLOSE TO THE CENTRE OF THIS HUGELY POPULAR AND CONVENIENTLY LOCATED VILLAGE.



OUTSIDE

The cottage sits within lovely walled gardens which provide wonderfully secluded alfresco dining, entertaining and relaxation, taking full advantage of south/westerly aspect. The property is approached over a gravelled driveway providing parking for 2/3 cars and giving access to the recently constructed single garage, built to blend in with character of the home. A timber, pedestrian gate leads through to the lawned gardens which are beautifully maintained and bordered by well-stocked and established beds. Two further pedestrian gates give useful access to West End and the village. There is also a paved terrace at the back of the house, with a pergola over.

LOCATION

The property is located close to the centre of this highly regarded and very-well served village with a wealth of local amenities including a popular pub/restaurant, village shop and post office, primary school and mainline railway station. The village is in the catchment area for Sawston Village College for secondary schooling along with many good private and state secondary schools. For those needing to commute there is a railway station on the outskirts of the village with a direct rail service to London Liverpool Street, as well as to Cambridge. The M11 (both N&S) is only a short drive away giving access to London, Stansted Airport and the North.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All main services are connected

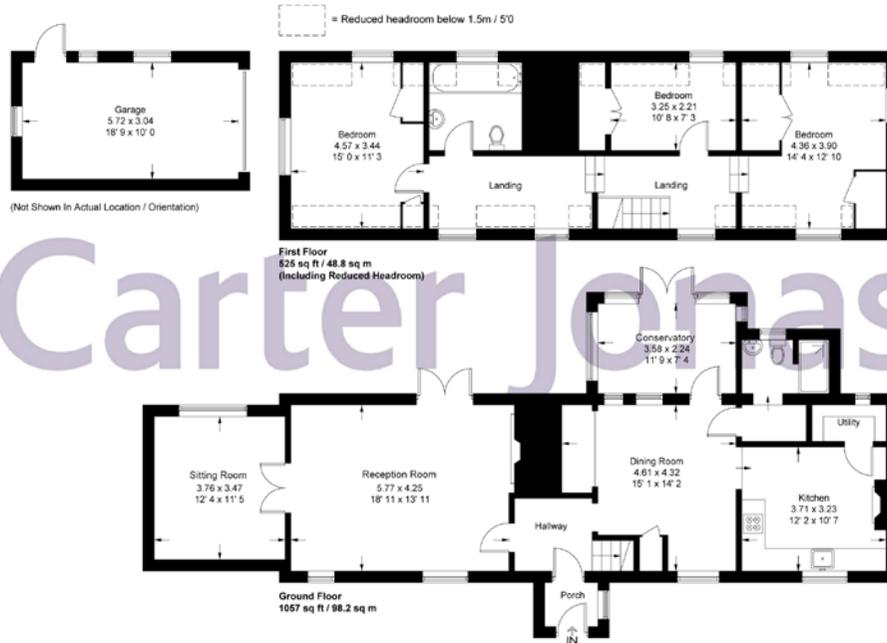
Local Authority: South Cambridgeshire District Council

Viewings: Strictly by appointment with the Selling Agents,
Carter Jonas 01223 403330



West End

Approximate Gross Internal Area = 1474 sq ft / 137 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 108 sq ft / 10 sq m
 Garage = 183 sq ft / 17 sq m
 Total = 1765 sq ft / 164 sq m



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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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