



Pippin Cottage

Ditton Green | Woodditton | Newmarket | CB8 9SQ

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Ditton Green

A rare opportunity to purchase this chocolate box style, Grade II listed countryside cottage, which is positioned within good sized grounds located in this pretty village. Believed to be dated back to the 17th century. The cottage boasts an array of character and original features including three inglenook fireplaces one of which has a working woodburning stove, original stone flooring to the reception hallway and dining room, yet with sympathetic improvements modernisation over recent years including a bespoke fitted kitchen, double garage and separate self-contained studio which could lend itself to a variety of uses such as a home office or annex. A particular feature of this property is its gardens. The cottage enjoys a long driveway providing ample parking and turning area. The rear and side gardens are mainly laid to lawn with a mixture of mature trees and shrub borders and an area with raised beds also within the garden there is useful summer house which overlooks a natural pond with adjoining wooded area.

The property is located in the popular village of Woodditton, which offers countryside living, less than 5 miles outside of the horseracing town of Newmarket. Woodditton includes a renowned pub with accomodation, The Three Blackbirds as well as a church and an active community group which has a good calendar of events for all ages.





Step Inside

Entering into Pippin Cottage, you are met with the original stone flooring and timber frames giving a very homely and cosy cottage feeling to the property. The reception hall is a decent space providing access to the rest of the property, it could also be used as a further reception room. There is a timber frame staircase with built in storage underneath. There is a family bathroom and separate utility room just off the reception hall with a roll top bath, shower, WC and vanity sink unit. The substantial living room has fitted carpets and includes a large feature inglenook fireplace with log burner and oak bressummer beam. The living room is also divided at one end with a timber frame, making a welcoming snug area with outlook over the rear garden. Next to the fireplace is a set of French doors giving access onto a patio area to the side of the house. The opposite side of the reception hall leads into the dining room with dual aspect windows to front and back and a continuation of the original stone flooring and another inglenook fireplace and staircase with access up to one of the bedrooms. The bespoke kitchen has wooden flooring, fully fitted floor and wall units, integrated Neff appliances, triple aspect windows a window seat overlooking the rear garden and a stable style door with side access to the gardens.

Upstairs, there is a light and airy galleried landing with large rear aspect panelled window and giving access to the second family bathroom, principal bedroom, large built-in wardrobe and second bedroom with fitted wardrobe and cupboard units and separate airing cupboard. Both of these bedrooms are substantial spaces and have dual aspect windows to the front and rear of the property. The third bedroom can either be accessed through the second bedroom or from a private staircase leading up from the dining room and again has double aspect windows. All of the bedrooms and the galleried landing have fitted carpets, and the upstairs rooms also have the exposed timber frame providing a lot of character to the property.





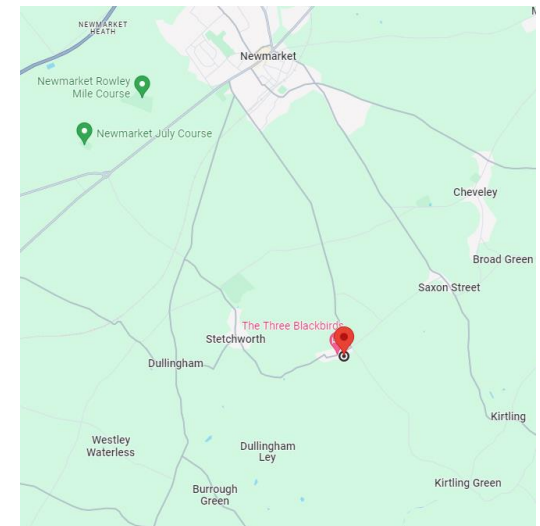
Step Outside

The property is positioned centrally and approached by the sweeping driveway offering ample parking to the front of the property as well as the double garage. The wrap around gardens have been primarily laid to lawn and divided by mature hedging. There is an outdoor dining area and various seating areas on all sides of the house allowing the owners to follow the sun throughout the day. A dual-purpose garden room/shed, provides a lovely space to enjoy the garden views or even double up as a home office. Additionally there is a double garage, studio and the summer house that all have power to them, the studio also has plumbing and underfloor heating. The plot backs onto delightful paddock views, giving an extra degree of privacy.



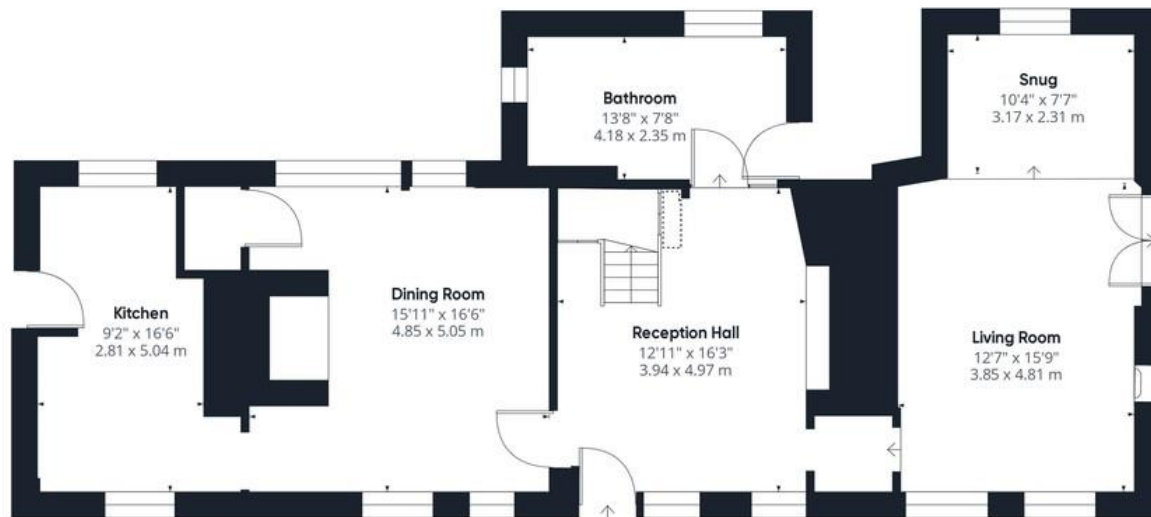
Location

Situated under 5 miles from the famous horseracing town of Newmarket, offering easy access to the A11 and A14 for commuting to London and Cambridge. Cambridge, Audley End and Whittlesford all offer direct rail lines into London, with the fastest trains taking under 1 hour. Stansted airport is approximately a 40-minute drive. Local amenities are available in the neighbouring villages of Cheveley and Stetchworth, including public houses, post offices, schools and shops. Newmarket provides a wider range of amenities including schools, shops, supermarkets, hotels, restaurants, two racecourses and leisure facilities, including health clubs, a swimming pool and golf

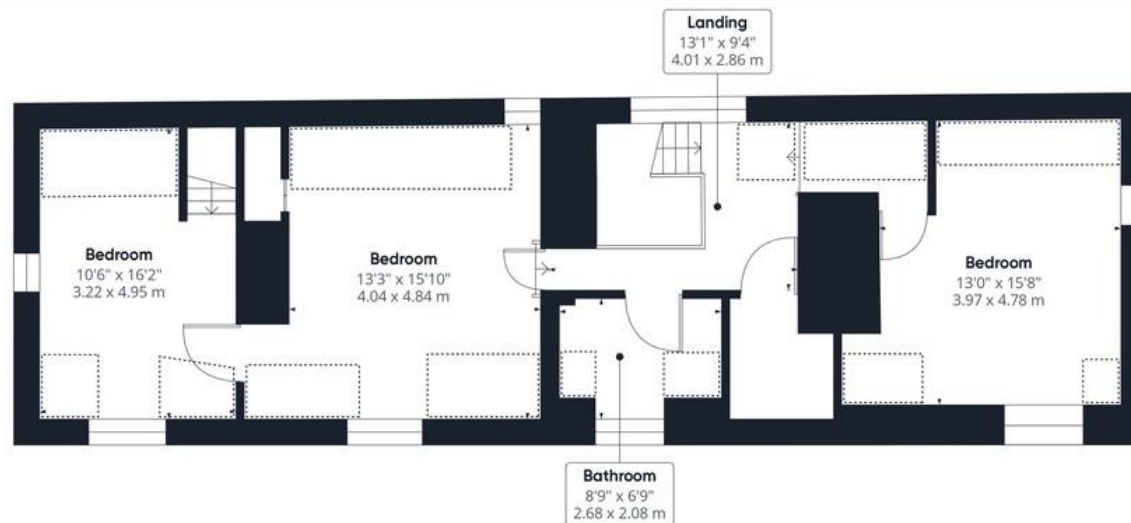


Services

- Mains Water
- Mains Electric
- Oil Fired Heating
- Mains Drainage
- Thatched
- 0.75 Acre Plot
- Council Tax Band - F



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1824.74 ft²
169.52 m²

Reduced headroom

208.39 ft²
19.36 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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