



RECTORY COTTAGE

12 Heydon Road | Great Chishill | Cambs | SG8 8SR



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Rectory Cottage

Great Chishill | Cambridgeshire | SG8 8SR

Guide Price £795,000

- Attractive 3 bedroom Grade II Listed period cottage
- Full to the brim with original features and cottage charm Extending to approximately 2,657 Sqft
- Sitting on a generous plot with the benefit of a detached annexe
- Well positioned in the heart of this popular and picturesque village, lying in an elevated position at the highest point in Cambridgeshire.
- Conveniently located for access to main line train stations Audley End (Liverpool St) and Royston (Kings Cross) as well Cambridge and the M11 for Stansted Airport.

The Property

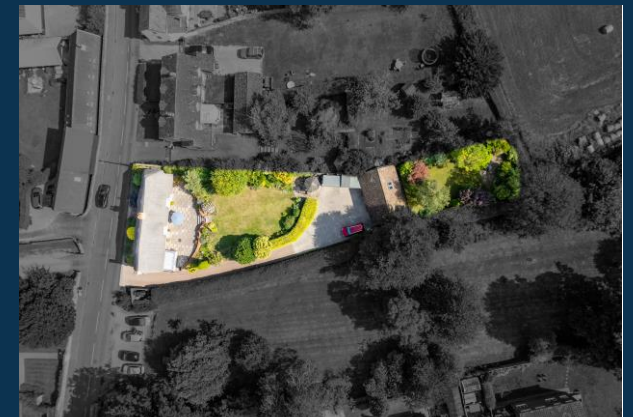
An attractive and truly charming 3 bedroom Grade II Listed cottage of character, sitting on a generous plot and benefitting from a detached annexe. Occupying a wonderful position located in this picturesque village nestled in rolling South Cambridgeshire Countryside.

The Setting

Located in a picturesque English parish village situated in the southernmost tip of Cambridgeshire, tucked between the Hertfordshire village of Barley and the Essex village of Chrishall approximately 4 miles east of the popular market town of Royston, 8 miles from the medieval market town of Saffron Walden, and 15 miles from the famous city of Cambridge. Great Chishill boasts many picturesque houses, a stunning mill dating back to 1592, and a lovely public house, The Pheasant, offering a warm, welcoming atmosphere, traditional food, and a wide selection of fine wines and ales as well as being the highest pub in Cambridgeshire. There are many clubs, societies and things to do, including the Great Chishill Cycle Club, bowls and bell ringing at the beautiful Grade II Listed St Swithun's church. The village's proximity to Royston means that residents have access to the town's many other amenities, such as the mainline train station offering regular fast services to both Cambridge and London Kings Cross. There is also a leisure centre, sports clubs, dentist's and doctor surgeries, and highly regarded schools for all ages. The A1M and M11 are within a 15-minute drive via the A10/A505, and London Stansted and Luton Airports are both 30-minutes away.

The Accommodation

In detail the property comprises of an entrance hall accessed via an attractive timber panelled entrance door with terracotta tiled flooring, exposed timber beams, windows to side aspects and glazed doors leading into a living room with original timber beams, large brick built Inglenook fireplace with recess shelves to either side and a tiled hearth, large timber mantel above. A panelled timber door provides access to stairs rising to Bedroom 2. The dining room benefits from tiled flooring, original exposed timber beams, a former Inglenook brick built fireplace which has been converted into a large storage cupboard with fitted shelving. Adjacent to this is the former bread oven providing further useful storage retaining the





original temperature indicator stone. There are windows to the front and rear aspects and a set of glazed doors leading out to the garden and a panelled glazed door leading into an Inner hallway, with tiled flooring and stairs rising to first floor accommodation, exposed original timber beams, understairs storage cupboard. A door leads through into a cloakroom, comprising a two piece suite with low level w.c, wash hand basin full height built-in storage cupboard, tiled flooring, exposed timber beams, and windows looking out onto garden.

The open plan kitchen/breakfast room is accessed from the inner hallway, fitted with a range of base and eye level units with work surface incorporating a one and a quarter bowl porcelain sink unit, a Stoves Range cooker, 4 ring hob (2 induction, 2 halogen) and hot plate with three compartment oven below, with concealed extractor hood above. There is space and plumbing for dishwasher, fridge/freezer, further space for microwave, further storage cupboards include a display cabinet with panelled glazed doors, and a full height pantry cupboard. A window to the front aspect provides beautiful views over the undulating countryside. The kitchen opens



through to a conservatory - with a wash hand basin and built in storage, windows to the rear and French doors leading out to the rear garden.

On The First Floor -the property benefits from 3 bedrooms and a family bathroom accessed from a landing area with a wealth of exposed timber beams, an airing cupboard with fitted timber shelving, window to the front aspect, a loft hatch. The principal bedroom enjoys an array of exposed timber beams and exposed chimney breast, set of full height built-in wardrobes fitted with railings and shelving and door leading through to Bedroom 2, with a set of stairs from the living room, exposed timber beams as well as exposed chimney breast, full height built-in wardrobes and windows to front and rear aspects. Bedroom 3, accessed via bedroom 2 benefits from exposed original timber beams, full height built-in wardrobes and window to the side aspect. The Family Bathroom, accessed from the landing area comprises a 4 piece suite with panelled bath, shower cubicle with wall mounted power shower, low level w.c. wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, storage cupboards and shelving, wood effect herringbone floor, loft hatch access, and window to side

OUTSIDE

The property sits behind a front garden comprising attractive brick raised beds with a variety of mature shrubs and beautiful vivacious lavender. To the side is a driveway leading to a generous parking area providing off road parking for a number of vehicles and leading to a detached Annexe. To the rear of the property is a beautiful enclosed garden with a large paved patio area accessed directly from the rear of the property, providing a fabulous entertaining area. The garden is predominantly laid to lawn with well stocked beds and a variety of mature trees and hedging. To the rear of the garden is a summerhouse with a further paved patio. The driveway then leads onto the detached annexe and store room, and adjoining this are two large timber storage sheds with a covered wood store. The annexe benefits from an electric car charging point

ANNEXE - The accommodation comprises an open living area with wood effect flooring, central timber beam, kitchen area with a range of base and eye level units with stone effect work surface with inset stainless steel sink with hot and cold mixer tap and drainer to side. Windows to front and rear aspects and French doors leading out to the secondary garden, panelled door leading through to a bathroom comprising a 4 piece suite with large corner bath, large corner shower cubicle, wash hand basin, WC and heated towel rail. There is a Utility Room, which is accessed via the bathroom but also stable doors to the front. The utility area comprises space and plumbing for additional fridge/freezer, washing machine and dryer. A set of timber stairs leads up to the loft room which provides a versatile space running the width of the building with under-eave storage cupboards on both sides, double glazed windows at each end and 2x Velux roof lights.

SERVICES

Mains water, electric and drainage. oil fired central heating
Tenure – Freehold Local Authority – South Cambridgeshire Tax - G (For the current year)



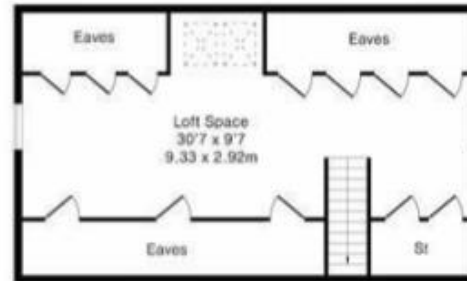




Approximate Gross Internal Area 2657 sq ft – 247 sq m
 Ground Floor Area 908 sq ft – 84 sq m
 First Floor Area 819 sq ft – 76 sq m
 Outbuilding Ground Floor Area 601 sq ft – 56 sq m
 Outbuilding First Floor Area 329 sq ft – 31 sq m



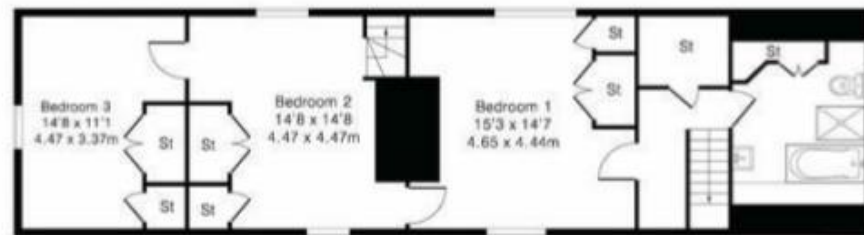
Outbuilding Ground Floor



Outbuilding First Floor



Ground Floor



First Floor

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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