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RESIDENTIAL & COMMERCIAL AGENTS



Paddock Cottage
52 Frogge Street | Ickleton | CB10 1SH
Guide Price: £750,000



A beautiful and individual 4-bedroom period cottage occupying a prominent position within the heart of this popular and well-served village. The property provides extremely well-appointed living accommodation, as well as a detached garage, ample off-road parking, and a pretty, enclosed garden.

ACCOMMODATION

Paddock Cottage is an attractive and highly individual 4-bedroom semi-detached family home occupying a pleasant plot in the heart of this highly sought-after village. The Grade II Listed period property has been beautifully maintained by the current owners, with the house providing extremely well-appointed, light and airy living accommodation, whilst enjoying a characterful feel throughout. Paddock Cottage is ideally located in the heart of this picturesque village, which was previously voted as one of the UK's best rural places to live. The property benefits from a pretty, enclosed garden with ample off-road parking and detached garage.

In detail, the accommodation comprises on the ground floor of an entrance porch, with step up into a stunning, open plan kitchen/diner with traditional period features, including original tiled flooring, exposed timbers, and inglenook fireplace with log burner. The beautiful, country style kitchen is fitted with a range of base and eye level units with complimentary work surface over, incorporating a ceramic sink and drainer unit. There is space for electric range cooker with attractive tiled splashback and brick surround with built in extractor hood. There is an integrated dishwasher and space for washing machine and fridge freezer. With windows overlooking the garden and a door opening out to the terrace.

An inner hallway provides access to the family bathroom suite, comprising of panelled bath with handheld shower attachment, wc and wash hand basin, and leads into the large reception room, with exposed beams and studwork and a central brick fireplace. Double doors open into the conservatory with fully glazed windows and doors leading out to the garden.

On the first floor, the property benefits from a large landing area with window to the front aspect and doors leading off to 4 generous bedrooms, which feature windows overlooking the garden, built-in wardrobes, and exposed timbers. There is the added benefit of a WC to the first floor with wash hand basin.

OUTSIDE

The shared access driveway situated to the side of the property provides off road parking for a number of cars, as well as access to the detached garage and gated access to the rear garden. The delightful, enclosed garden is laid mainly to lawn with a large patio seating area, including a raised decked seating area, perfect for al fresco dining and entertaining, as well as stocked beds and borders with a variety of shrubs and bushes.

FEATURES

- A beautiful Grade II Listed 4-bedroom semi-detached family home offering spacious and characterful accommodation.
- Many original period features, including exposed beams, exposed brick chimneys and attractive fireplaces, original flooring, doors and windows.
- A pretty, enclosed garden, detached garage, and driveway providing off road parking.
- Situated in the heart of this popular and well served village, recently named one of UK's best rural places to live.
- Ideally located for both the Cambridge and London commuters.

LOCATION

Ickleton is a most picturesque village, situated close to the Cambridge/Essex border. Local facilities include a shop, post office, public house, recreation ground and the magnificent church of St Mary Magdalene with its rare 12th century fresco paintings and Roman columns, which are considered to be of national importance. The historic market town of Saffron Walden is about 5 miles to the south and provides a wide range of facilities, including a variety of shops, schools, and restaurants. The university city of Cambridge lies about 10 miles north and is not only renowned for its academic achievements but also as an important centre of the 'high tech' research and development industry. The city provides a wide range of shopping and cultural facilities, along with an excellent choice of schools for all ages. Addenbrooke's Hospital is also easily accessible on the south-eastern side of Cambridge. London commuters are particularly well served by road or rail with services into Liverpool Street accessible from Great Chesterford Station or Audley End Station. The M11 (junction 9a - south only) is about 2 miles away.

SERVICES

Mains water and electricity are connected to the property. Central heating is oil fired.

LOCAL AUTHORITIES

South Cambridgeshire District Council

OUTGOINGS

Council Tax Band: D

EPC Rating: Not applicable.

Approximate Gross Internal Area :
 129.32 sq m / 1391.98 sq ft
 Garage : 14.50 sq m / 156.07 sq ft

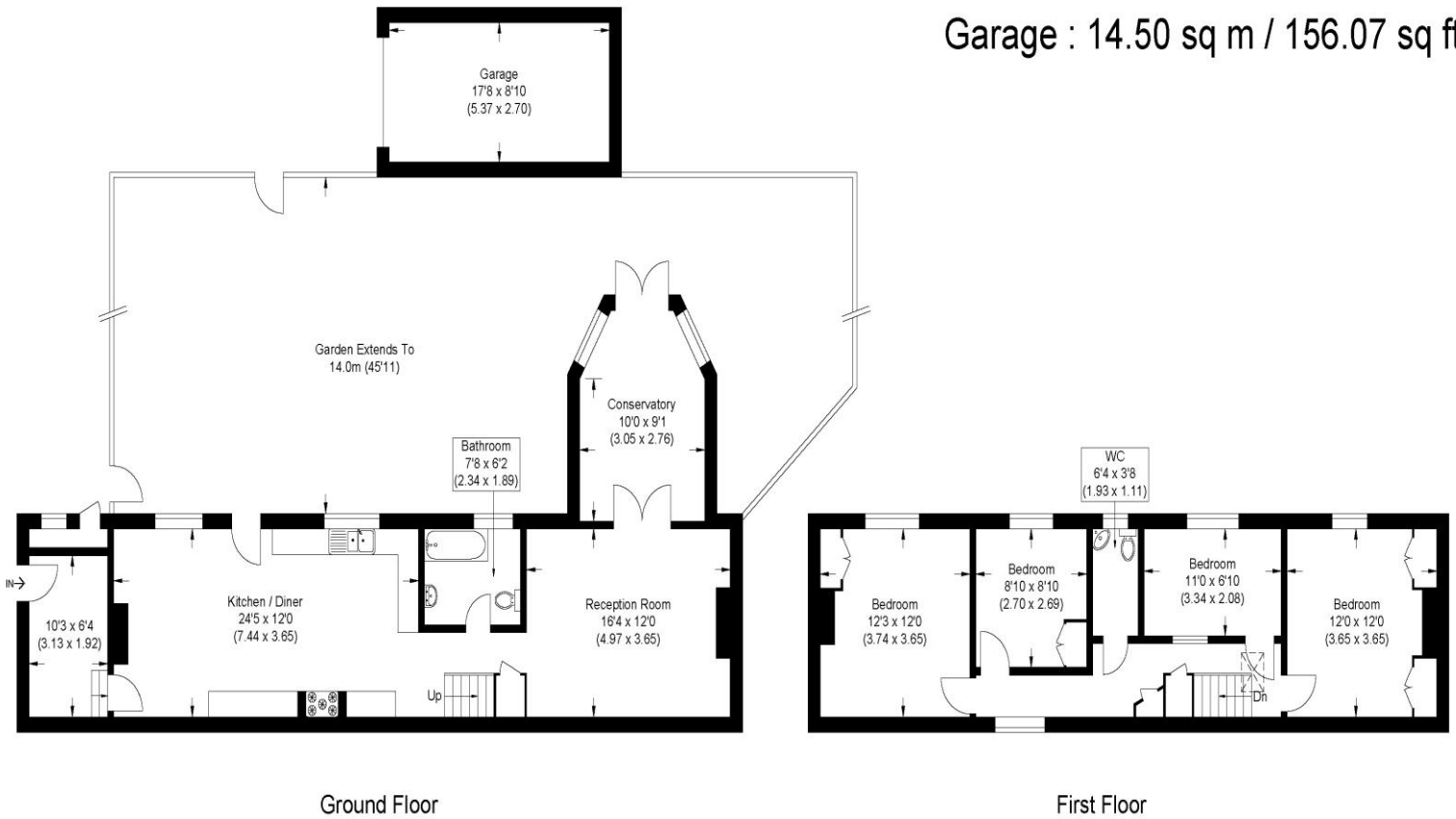


Illustration for identification purposes only, measurements are approximate, not to scale.



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs and floor plans are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.





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