



Bridge Street, Whaddon, SG8 5SQ



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Whaddon,
SG8 5SQ

3 2 3

Guide Price £600,000

- Grade II Listed
- ... Acre Plot
- No Upward Chain
- Charming Wrap Around Gardens
- Potential for Extension (STPP)
- Sought After Village Location

A two/three bedroom detached Grade II listed cottage situated within attractive wrap around gardens, featuring versatile accommodation with a substantial ground floor footprint offering potential to create an integral annex (STPP). The flexible living space extends to approximately 1627 sq. ft. arranged over two floors and has the added benefit of a garden workshop, two storage sheds and driveway parking.





LOCATION

Whaddon is most desirable and sought after village which is conveniently located within easy access of major routes and the thriving town of Royston which is just 5 miles away and provides an extensive range of local amenities as well as a main line station providing commuter access to London King's Cross. The village is also well placed for access to the university City of Cambridge which is about 13 miles distant.

ENTRANCE HALLWAY

With window to the side aspect, entrance door, doors to:

KITCHEN/BREAKFAST ROOM

With window to the side and rear aspect, matching range of eye and base level units, worktop with inset stainless steel double sink with drainer and mixer tap over, space for appliances including washing machine, fridge freezer and oven, tiled floor, part tiled walls.

BATHROOM

Window to the side aspect, suite comprising; low level wc with eco flush button, pedestal wash basin with chrome mixer tap and panelled bath, wood effect tiled floor, part tiled walls.

DINING ROOM

With window to the side aspects, exposed beams, stairs to the first floor, steps down to:

LOUNGE

With windows to the side aspects, feature fireplace with tiled hearth and brick surround, exposed beams and timbers, door to:

STUDY

With window to the front and side aspect, feature fireplace, exposed beams and timbers, door to garden, door to:

RECEPTION HALLWAY

With windows to the front aspect and window to the rear aspect, exposed beams, door to the garden, door to:

BEDROOM 3

With window to the rear aspect.

SHOWER ROOM

With window to the rear aspect, suite comprising; low level wc, pedestal wash basin, shower enclosure with glass and chrome sliding door, part tiled walls.

FIRST FLOOR

LANDING

With exposed beams, airing cupboard, exposed floorboards, door to:

BEDROOM 1

With window to the side aspect, exposed beams, exposed floorboard, steps down to:

BEDROOM 2

With window to the side aspect, exposed beams, exposed floorboards.

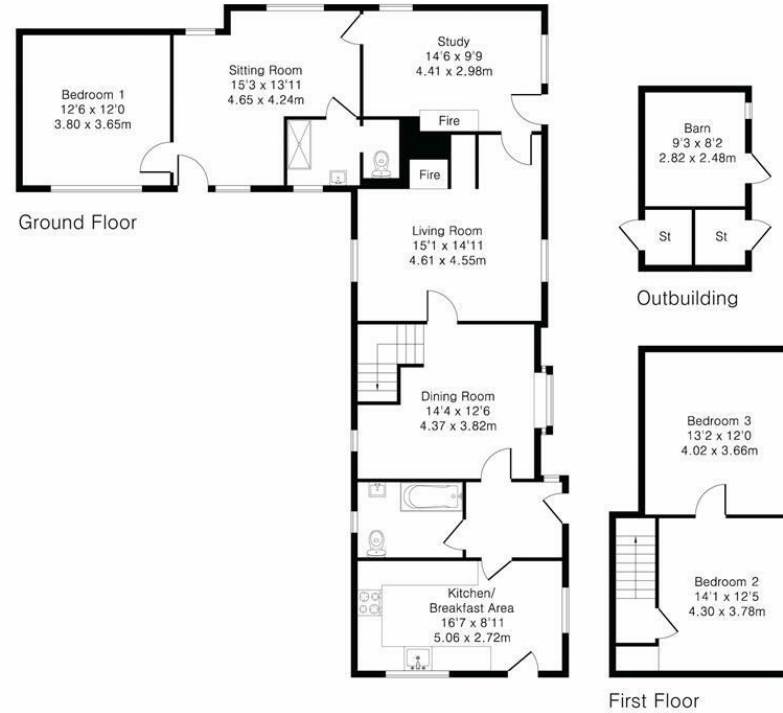
OUTSIDE

The attractive wrap around gardens are principally laid to lawn with feature flower beds, mature trees and hedge rows. Within the gardens are two storage sheds, a timber clad workshop, a greenhouse with adjacent vegetable beds, external lights, driveway parking and a patio area.





Approximate Gross Internal Area 1627 sq ft – 152 sq m
Ground Floor Area 1173 sq ft – 109 sq m
First Floor Area 340 sq ft – 32 sq m
Outbuilding Area 114 sq ft – 11 sq m



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Tenure – Freehold

Council Tax Band – E

Local Authority – South Cambridgeshire

District Council



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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