



School Lane, Boxworth, CB23 4ND

CHEFFINS

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Boxworth,
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A unique and very special opportunity to acquire an enchanting and most attractive Grade II Listed detached Period thatched country cottage of immense charm and character together with outbuildings, including a self contained annexe and an open bay cart lodge with workshop and store, all set in beautiful mature gardens and ground extending to just under one acre.

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Guide Price £950,000





LOCATION

Low Farm Cottage occupies an idyllic and tranquil position just off a picturesque lane which leads to the church and enjoys a wonderful vista overlooking a meadow and is located close to the heart of this most desirable and sought after village. Boxworth with its fine church and inn/restaurant is surrounded by unspoilt farmland and countryside and is conveniently located for easy access to major routes. The village is also well placed for access to the university City of Cambridge which is just 8 miles away.

WOOD PANELLED DOOR

leading to:

ENTRANCE LOBBY

with exposed brick chimney breast, brick flooring, exposed timbers and opening to:

LIVING ROOM

A delightful light and spacious living room with a large feature Inglenook fireplace with a cast iron firegrate and canopy over, candle niches and further original bread oven niche to side, brick flooring and a wooden seat. Wealth of exposed timbers, useful built-in shelved storage cupboard, three radiators and secondary double glazed windows to front aspect and secondary double glazed windows to rear aspect overlooking the delightful gardens and a pair of secondary double glazed French doors leading to paved terrace and gardens. Door to:

STUDY

with double radiator, wealth of exposed beams and timbers, secondary double glazed windows to side aspect and a secondary double glazed French door leading to gardens, panelled door and staircase leading to first floor.

DINING ROOM

with a large feature Inglenook fireplace with a brick hearth and canopy over, original cast iron bread oven door to side, wealth of exposed beams and timbers, exposed brick flooring, double radiator, useful built-in storage cupboard understairs, secondary double glazed windows to front and side aspect. Door to further large built-in storage cupboard, panelled door to:

INNER HALL

with radiator, fitted bookshelves, secondary double glazed windows to side aspect, built-in cloaks/storage cupboard and staircase off to first floor, feature brick flooring, door through to:

KITCHEN/BREAKFAST ROOM

with a large feature Inglenook style recess with Aga and to the side there is an integrated oven and 4 point hob above, pan drawer, upright shelved storage cupboard to side and range of fitted base units incorporating an inset one and a half bowl sink unit with mixer taps, base units comprising worktops with cupboards and drawers beneath, integrated dishwasher and space for upright fridge/freezer, feature period door leading through to walk-in pantry with extensive fitted shelving, stone tiled floor, windows to side aspect. Door leads to:

UTILITY ROOM

with butler sink, fitted wooden worktops with space beneath for appliances, space and plumbing for washing machine, radiator, stone tiled floor, large built-in shelved broom/storage cupboard, matwell and stable door to paved area and gardens, door to:

CLOAKROOM

with low level w.c., corner wash hand basin with tiled splashbacks, stone tiled floor, glazed windows to side aspect.

ON THE FIRST FLOOR**LANDING**

with double radiator, and secondary double glazed windows to side aspect, built-in airing cupboard housing hot water cylinder.

BEDROOM 1

A delightful spacious and atmospheric room with high vaulted ceiling and wealth of exposed beams and timbers, double radiator, built-in double wardrobes, secondary double glazed windows to side aspect, recess with further built-in wardrobe and door to further built-in wardrobe and lower level wardrobe to side, secondary double glazed windows to front aspect.

BATHROOM

with white suite comprising bath with separate wall mounted shower unit above, ceramic tiled walls and glazed shower screen, vanity unit with wash hand basin and cupboard below and wall mirror above, low level w.c., and bidet, ceramic tiled floor, secondary double glazed windows to side aspect overlooking the gardens.

DOOR AND STAIRS FROM STUDY TO LANDING AREA

with fitted bookshelves, secondary double glazed windows to front aspect, radiator.

BEDROOM 2

with radiator, secondary double glazed windows to front aspect and secondary double glazed windows to rear aspect with a wonderful view over the gardens and woodland beyond, again an atmospheric bedroom with high vaulted ceiling and wealth of exposed beams and timbers, built-in wardrobe/storage cupboard.

BEDROOM 3

with wealth of exposed beams and timbers, sealed unit double glazed windows to side aspect and range of built-in wardrobes.

BATHROOM

with white suite comprising bath, pedestal wash hand basin and low level w.c., radiator, trap door to roof space, expose timbers, wall mirror, part ceramic tiled walls and secondary double glazed windows overlooking the rear gardens.

OUTSIDE

Beyond the main cottage there is a paved courtyard area and steps up to shinglestone pathway and a DETACHED TIMBER OUTBUILDING under a pegtiled roof which also incorporates a self-contained ANNEXE with full height glazed windows overlooking the gardens and a pair of glazed doors leading to:

GARDEN/LIVING ROOM

with tiled floor, exposed timbers, high vaulted ceiling and wonderful views over the adjoining gardens. A pair of glazed doors with frosted glass leading through to:

BEDROOM

with windows to front aspect, wall mounted electric heater and fitted bookshelves, door to:

ENSUITE SHOWER ROOM

with a tiled shower cubicle with wall mounted shower unit, glazed doors, pedestal wash hand basin with tiled splashback and wall mirror above, low level w.c., extractor fan, wall mounted radiator/towel rail.

ADJACENT TO THE ANNEXE

there is a step up to:

USEFUL STORE ROOM

which also incorporates a stainless steel sink unit with cupboards below, exposed timbers, light and power, loft storage area.

OPPOSITE THE ANNEXE

and on the other side of the courtyard/driveway there is a further DETACHED TIMBER AND BRICK CONSTRUCTED OUTBUILDING under a pegtiled roof and this currently provides an extensive open storage area with exposed beams and light with a door which leads to a workshop adjacent with fitted work bench and shelving and windows to front aspect. To the other side of the workshop there is a garden storeroom with brick flooring and light.

GARDENS

To the front of the property there is an attractive garden laid to lawn with rosebuds and various shrubs, bushes and trees around including apple trees, shingle and paved pathway which leads to a paved area and front entrance door. To the other side of the cottage there is a shinglestone pathway which leads around the side of the cottage to the rear gardens and annexe. Further garden area to the side with lawn, mature shrubs, trees and hedgerow and gated access into the rear gardens.

To the other side of the cottage there is a long driveway and a 5-bar gate which leads to a generous courtyard style parking and turning area. The delightful mature gardens which enjoy a high degree of privacy and seclusion are a very special feature indeed and are principally laid to lawn with a great variety of mature shrubs, bushes, trees and well stocked borders around. The gardens are bordered on one side by a meadow and there is a wonderful vista from this part of the garden overlooking the meadow and woodland beyond.

There is also a timber and glazed summerhouse/store and beyond the main gardens there is a further extensive area of grounds which are in a more natural state and include many fine mature trees in a wooded copse and within the far corner of the grounds there is a natural pond. In all the grounds extend to just under one acre.

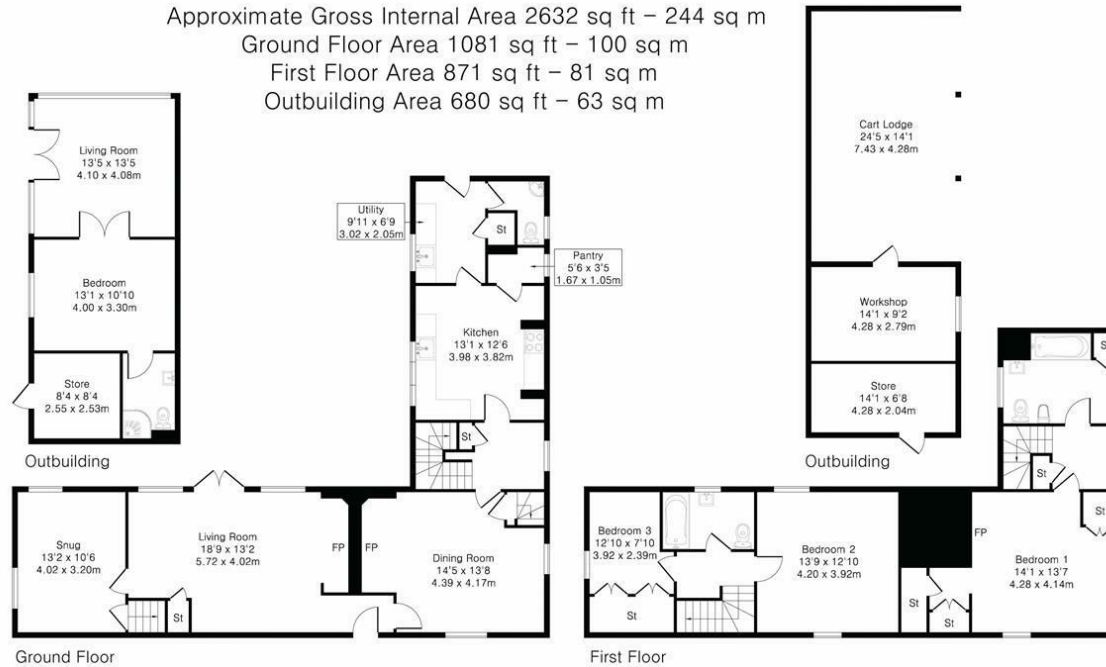




Guide Price £950,000
Tenure - Freehold
Council Tax Band - F
Local Authority - South Cambridgeshire
District Council



Approximate Gross Internal Area 2632 sq ft – 244 sq m
 Ground Floor Area 1081 sq ft – 100 sq m
 First Floor Area 871 sq ft – 81 sq m
 Outbuilding Area 680 sq ft – 63 sq m



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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