



High Street, Orwell, SG8 5QN

**CHEFFINS**



## High Street

Orwell,  
SG8 5QN

- Detached Character Property Circa 1830
- Six Bedrooms
- Kitchen/Breakfast Room With Original Bread Oven Remaining
- Four Reception Rooms
- Garage & Storage Barn
- 1/5 Acre Plot
- Prime Central Location In The Village

A charming Grade II listed former Victorian bakery, this detached residence offers highly versatile accommodation approaching 2,000 sq ft. Set within a beautifully mature and meticulously maintained plot, the property includes a range of useful outbuildings and enjoys a prominent position in the heart of the well-served and picturesque village of Orwell. Ideally located, it offers excellent access to Cambridge, Royston, and major commuter routes.

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**Guide Price £830,000**





## LOCATION

Situated along the historic High Street in Orwell, this property enjoys a prime location within one of South Cambridgeshire's most picturesque and well-connected villages. Orwell offers a harmonious blend of rural charm and modern convenience, making it an ideal setting for those seeking a tranquil lifestyle without sacrificing accessibility. The village boasts a variety of amenities that cater to daily needs and foster a strong sense of community. The local convenience store, which also houses a post office, ensures residents have easy access to essential services. For dining and socializing, The Chequers pub offers a warm atmosphere and traditional fare. Personal care needs are met by the on-site hairdresser and nail bar. Community life thrives around the Orwell Village Hall and Pavilion, which host a diverse array of groups and activities. These include the Orwell Film Club, Hillsiders Line Dancers, Women of Orwell social group, table tennis sessions, and carpet bowls. The village also features a recreation ground equipped with tennis courts and a cricket pitch, providing ample opportunities for outdoor leisure. Nature enthusiasts will appreciate the proximity to the Orwell Clunch Pit, a designated Site of Special Scientific Interest, offering scenic walks and panoramic views. Additionally, the nearby National Trust Wimpole Estate provides further opportunities for exploration and recreation.



## PANELLED GLAZED ENTRANCE DOOR

leading into:

## ENTRANCE HALLWAY

with stairs rising to first floor accommodation, understairs storage cupboard, radiator, original panelled doors leading through into respective rooms.

## DINING ROOM

with open brick fireplace with brick surround and tiled hearth, wooden mantel, picture rails, double panelled radiator, sash windows with secondary glazing to front aspect, single glazed window to side aspect, wood panelled door leading through into:

## SIDE ENTRANCE LOBBY

with tiled flooring, base mounted Worcester oil fired boiler providing hot water and heating for the property, inset LED downlighters, panelled glazed door leading out onto driveway and panelled timber door leading to:

## CLOAKROOM

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, tiled splashback, tiled flooring, radiator, window fitted with privacy glass out onto side aspect.

## SITTING ROOM

with wall mounted uplighting, radiator, hatch back through into the utility, panelled windows out onto side aspect and set of panelled glazed French doors leading out onto patio area.

## KITCHEN/BREAKFAST ROOM

Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers with a rolltop stone effect work surface with inset stainless steel double sink with hot and cold mixer tap, drainer to side, integrated John Lewis double oven, warming drawer, space for fridge/freezer, integrated 5 ring Bosch with electric hob, glazed splashback, extractor fan above, space and plumbing for dishwasher, floor heater, inset LED downlighters, stone effect flooring, original bread ovens adding wonderful character and charm to the space, panelled glazed windows to side aspect, opening through into:

## UTILITY/OFFICE

with exposed timber beams, the rear part of the original bread oven adding to the history of this wonderful property. Space and plumbing for washing machine and dryer, further fridge/freezer, stone effect rolltop work surface, further wall mounted storage cupboards, radiator, access hatch leading back through to sitting room, LED downlighters, window to side aspect.

## DRAWING ROOM

Led off the entrance hallway with open tiled and cast iron fireplace with ornate wooden mantel, tiled hearth, double panelled radiator, sash window with secondary glazing to front aspect, panelled door leading into:

## STORE ROOM

with tiled effect flooring, windows to side and rear aspect.

## ON THE FIRST FLOOR

## LANDING

with loft access, storage cupboard, sash window to front aspect, radiator, panelled doors leading to respective rooms.

## BEDROOM 1

with high ceilings, built-in wardrobes, double panelled radiator, sash window to front aspect, door leading through into:

## ENSUITE BATHROOM

comprising of a three piece suite with combined shower and bath with panelled bath with separate hot and cold bath taps, wall mounted shower head, low level w.c. with hand flush, wash hand basin with separate hot and cold taps, radiator, shaver point, wall mounted lighting, window to side aspect.

## BEDROOM 2

with high ceilings creating an airy atmosphere to the room, double panelled radiator, sash window to front aspect.

## SECONDARY LANDING

with additional loft access, radiator, panelled doors leading into respective rooms.

## FAMILY BATHROOM

comprising of a three piece suite with panelled bath,

separate hot and cold bath taps, wall mounted shower head, low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, tiled surround, tile effect flooring, extractor fan, shaver point, wall mounted mirror, lighting and radiator.

## BEDROOM 3

with radiator, panelled glazed window overlooking garden.

## BEDROOM 4

with radiator, panelled glazed window overlooking garden.

## BEDROOM 5

with radiator, internal glazed panelling back into Hallway, sliding window out onto side aspect.

## BEDROOM 6

with loft access, radiator, window out onto side aspect.

## OUTSIDE

To the front the property is approached off the High Street via front entrance door with a small front garden being laid to mature shrubs and plants.

To the rear of the property is an extensive garden principally laid to lawn with a paved patio area led directly off the Sitting Room partly covered via pergola with mature vines providing a wonderful space to both relax and entertain. This extends and continues via a couple of steps down to a further paved area surrounded by mature lavender and other shrubs and herbs leading onto the main part of the garden which is principally laid to lawn and a number of well stocked and well maintained beds dotted around the garden. A number of mature trees as well as more established bedding areas wonderful for vegetable plots, composting area covered by some mature shrubs and trees. Large timber storage shed at the end of the garden.

To the side of the property there is a timber access gate with both pedestrian and vehicle access leading onto the gravelled driveway with parking for a handful of vehicles, gravelled driveway extends and leads to the GARAGE accessed via a set of double doors fitted with power and lighting, windows to the rear aspect, fitted with outside tap to the front. Large storage barn which has recently had its roof refitted and has power and lighting and









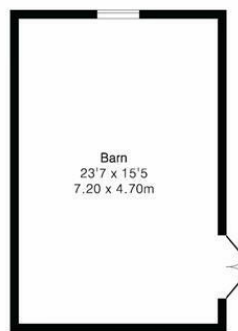
**Approximate Gross Internal Area 1900 sq ft - 177 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 965 sq ft – 90 sq m

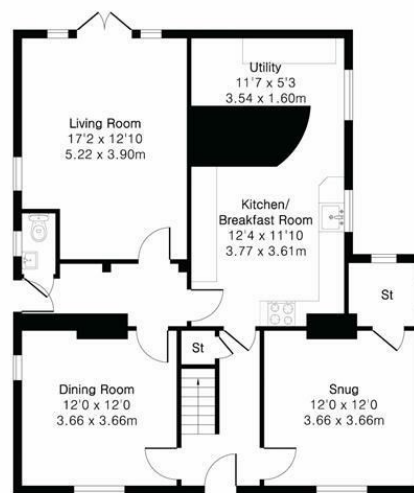
First Floor Area 935 sq ft – 87 sq m

Garage Area 153 sq ft – 14 sq m

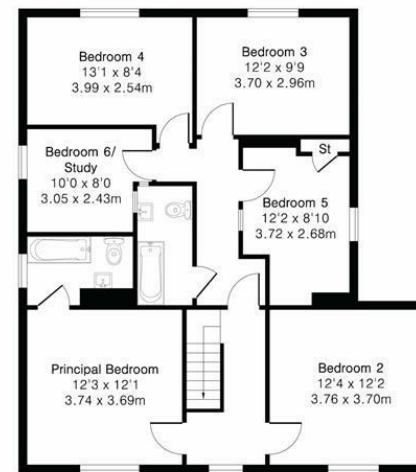
Outbuilding Area 364 sq ft – 34 sq m



Outbuilding



Ground Floor



First Floor



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 practice. 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.



Guide Price £830,000

Tenure – Freehold

Council Tax Band – F

Local Authority – South Cambridgeshire

District Council

**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

