



Abbey Street, Ickleton, CB10 1SS



Abbey Street

Ickleton,
CB10 1SS

- Beautifully presented character cottage
- Vaulted sitting room with open fire
- Three bedrooms in the main house
- One bedroom self-contained annexe
- Driveway and carport

A charming, character cottage situated in a prominent position within this well-regarded village. The property offers recently refurbished and beautifully presented living accommodation. In addition there is a detached self contained annexe, ample off street parking and a secluded rear garden.

4 2 3

Guide Price £750,000





LOCATION

Ickleton is a popular and highly sought after Cambridgeshire village close to the Essex border. As well as many fine period properties and an historic Church, the village has a popular Inn and Shop/Post Office. Saffron Walden is around 5 miles and Cambridge is about 11 miles away. The M11 (junction 10) is approximately 3 miles distant and Great Chesterford mainline station with trains to Cambridge and London's Liverpool Street is about 11/2 miles away.

GROUND FLOOR

ENTRANCE HALL

Part glazed stable entrance door, double glazed window to the front aspect and doors to adjoining rooms.

STUDY

Double glazed window to the rear aspect.

KITCHEN/DINING ROOM

Fitted with a range of base and eye level units with oak worktop space over, ceramic sink unit, four ring induction hob, electric double oven, space and plumbing for dishwasher and fridge. Feature redbrick fireplace and staircase rising to the first floor with useful understairs storage cupboard. Double glazed windows to the front aspect. Opening to:

INNER HALLWAY

Doors to adjoining rooms and built-in coats cupboard.

UTILITY/BOOT ROOM

Fitted with base and eye level units, space and plumbing for washing machine and tumble dryer and space for free-standing fridge freezer. Double glazed French doors opening to the rear garden.

CLOAKROOM

Comprising pedestal wash basin, low level WC and obscure double glazed window to the side aspect.

SITTING/DINING ROOM

Vaulted ceiling with exposed timbers, feature redbrick fireplace with open fire, double glazed windows to the side aspects and composite door providing access to the garden.

FIRST FLOOR

LANDING

Doors to adjoining rooms, access to the loft space and built-in airing cupboard and wardrobe.

MASTER BEDROOM SUITE

Comprising:

DRESSING ROOM

Double glazed windows, opening to the bedroom and door to:

EN SUITE

Comprising pedestal wash basin, low level WC, free standing roll top bath with shower attachment and heated towel rail. Double glazed window to the front aspect.

BEDROOM

Vaulted ceiling and double glazed windows to three aspects.

BEDROOM 2

Double glazed window to the front aspect.

BEDROOM 3

Double glazed window to the front aspect and built-in wardrobe.

SHOWER ROOM

Comprising ceramic wash basin with vanity cupboards beneath, low level WC, shower enclosure, heated towel rail and double glazed window to the rear aspect.

OUTSIDE

To the side of the property is a gravelled driveway providing off-street parking, together with an addition space in the carport. There is gated access to the rear garden which is predominantly laid to lawn with mature beds bordering. There is an attractive central rockery and a storage area to the side housing a

number of sheds. To the rear is a picket fence and views over the adjoining field. In addition to the main house is a detached annexe.

ANNEXE

Accommodation comprising:

SITTING ROOM

Entrance door, full height double glazed window to the front aspect and doors to adjoining rooms.

KITCHEN

Fitted with a range of base and eye level units, electric double oven with gas hob and extractor hood over, stainless steel sink, space and plumbing for washing machine and dishwasher and space for fridge. Double glazed windows to the front and rear aspects and Velux window providing a good degree of natural light.

INNER HALLWAY

Full height double glazed window to the front aspect and doors to adjoining rooms.

WET ROOM

Comprising pedestal wash basin, low level WC and fully tiled shower area. Access to the loft space and double glazed window to the rear aspect.

BEDROOM

Vaulted ceiling, double glazed windows to three aspects and fitted wardrobes with storage above and shelving to either side.

AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

By appointment through the Agents.







Approximate Internal Area Main House: 141.5 m² ... 1523 ft²
 Annexe: 56.3 m² ... 606 ft²
 Total Area: 198.0 m² ... 2131 ft²



All measurements are approximate and for display purposes only - created by Inscope Imaging Ltd

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		116 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Main House

Annexe

Guide Price £750,000

Tenure - Freehold

Council Tax Band - Main house 'E' / Annexe 'A'

Local Authority - South Cambridgeshire

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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.