



Mill Lane, Ickleton, CB10 1SW



## Mill Lane

Ickleton,  
CB10 1SW

- Substantial detached residence
- Accommodation approx. 5,274 sqft plus double garage
- Grounds of approx. 1.17 acres
- Tucked-away, riverside location
- Two bedroom, self-contained annexe
- Security alarm & CCTV

A substantial and individual residence offering versatile accommodation set in approximately 1.17 acres. The main house measures approximately 4,200 sqft, plus a large boarded loft space, an adjoining annexe measuring approximately 1,050 sqft and a large double garage.

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**Guide Price £1,175,000**





## 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****RECEPTION HALL**

An impressive and welcoming reception hall with a pair of solid oak entrance doors with decorative glazed panels to either side and further double glazed windows providing additional natural light. Staircase rising to the first floor and galleried landing.

**SITTING ROOM**

Open plan from the reception hall with open fireplace with natural stone hearth and surround. Views through the conservatory to the garden and open plan through to the dining room.

**CONSERVATORY**

A number of three quarter height double glazed windows overlooking the garden and terrace, together with a pair of double glazed doors providing access to the outdoor space.

**DINING ROOM**

A well-proportioned and spacious dining room with a pair of double glazed windows to the rear overlooking the garden and terrace. In addition are a pair of double glazed doors with adjoining full height double glazed windows providing views over the garden and adjoining countryside. Open plan to:

**KITCHEN/BREAKFAST ROOM**

Fitted with an extensive range of base and eye level units with granite worktop space, a large central island with breakfast bar, five ring hob, integrated microwave and double oven, plate warmer, sink unit, dishwasher, space for American style fridge freezer. Double glazed windows to two aspects with a pleasant outlook. Glazed door leading to:

**SIDE LOBBY**

Double glazed sliding doors to the front and rear aspects providing access to the outside space. Access to the utility room and boiler room housing a pair of Grant boilers.

**UTILITY/BOOT ROOM**

A versatile space with base and eye level units with worktop space over and sink unit. Double glazed windows to two aspects overlooking the garden and countryside.

**INNER HALL**

Accessed via the reception hall with doors to adjoining rooms.

**STUDY**

A dual aspect room with double glazed windows overlooking the gardens and driveway. In addition is an obscure double glazed door providing access to the outdoor space.

**SNUG**

A dual aspect room with double glazed windows to the side and rear

aspects overlooking the garden.

The study and snug could easily provide a ground floor suite or bedrooms, if required.

**SHOWER ROOM**

Suite comprising large walk-in shower area, low level WC, wash basin, tiled walls and flooring and obscure double glazed window.

**DRESSING ROOM/STORE**

Fitted with a range of cupboards/wardrobes. Door to:

**CLOAKROOM**

Comprising low level WC, wash basin and obscure double glazed window.

**FIRST FLOOR****GALLERIED LANDING**

An impressive galleried landing overlooking the reception hall. Bespoke double glazed window to the front aspect with views towards the church spire and further double glazed windows to the side aspects.

**BEDROOM 3**

Accessed via a pair of oak doors and fitted with a range of bespoke furniture incorporating wardrobes, cupboards and shelving. Wide double glazed window overlooking the garden and surroundings. A pair of doors lead through a hidden en suite.

**EN SUITE**

Comprising panelled bath, multi-jet shower enclosure, vanity wash basin, WC with hidden cistern and obscure double glazed window.

**BEDROOM 1**

A dual aspect room with a pair of double glazed windows to the rear aspect and a pair of double glazed doors providing access to the balcony with wrought iron railings and views over the garden and surroundings.

**BEDROOM 2**

A dual aspect room with double glazed windows to the front and side aspects with pleasant views. Built-in wardrobes and airing cupboard.

**BEDROOM 4**

Double glazed windows to the front and side aspects with views over the grounds.

**BEDROOM 5**

Double glazed windows to the rear and side aspects with views.

**BATHROOM**

Comprising panelled bath, separate shower enclosure, WC with hidden cistern, wash basin and obscure double glazed window.

**GARAGING**

A pair of garages accessed via electric up and over doors with windows to the right hand garage. With power, lighting and heating connected, the garages offer scope to convert to further accommodation if required and subject to relevant approval.

**ANNEXE**

Accessed via an obscure glazed door to the rear of the garages. Accommodation comprises:

**HALLWAY**

Staircase rising to the first floor and double glazed window overlooking the terrace, river and countryside beyond.

**FIRST FLOOR****SITTING ROOM**

A double aspect room with windows providing panoramic views.

**KITCHEN/DINING ROOM**

A dual aspect room enjoying pleasant views. Fitted with a range of base and eye level unit with worktop space over, four ring hob with oven below, space for fridge freezer, washing machine, dishwasher and tumble dryer.

**BEDROOM 1**

Double glazed window overlooking the driveway and gardens.

**BEDROOM 2**

Double glazed window to the rear aspect overlooking the river and adjoining countryside.

**BATHROOM**

Comprising panelled bath, shower enclosure, pedestal wash basin, WC and obscure double glazed window.

**OUTSIDE**

The property is set in a private and tucked-away location within the village, accessed via a long driveway off Mill Lane. The property enjoys grounds of approximately 1.17 acres. To the front is an extensive driveway providing off-street parking and access to the garaging. The gardens are mainly laid to lawn, sectioned into different areas, with two terraces for al fresco entertaining, a brick summer house and mature shrubs and trees. Adjoining the back of the garden runs the River Granta. Steps lead down from the garden to hidden seating areas providing a tranquil spot to watch the riverside wildlife.

**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.











Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65   D	69   C
39-54	E		
21-38	F		
1-20	G		

Main House

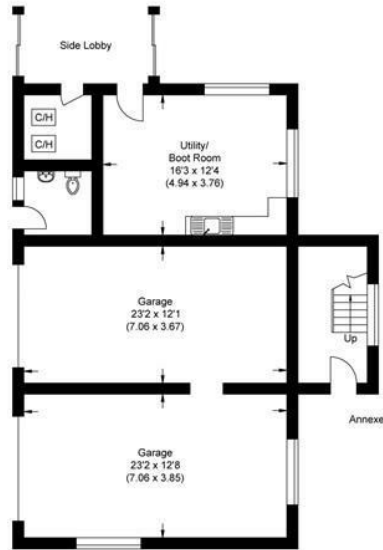
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92+	A		
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55-68	D	64   D	70   C
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21-38	F		
1-20	G		

Annexe

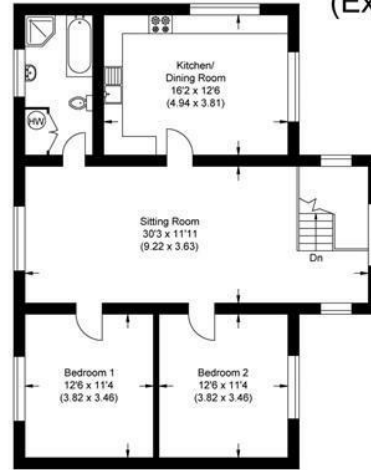


Guide Price £1,175,000  
 Tenure - Freehold  
 Council Tax Band - Main House G / Annexe A  
 Local Authority - South Cambridgeshire



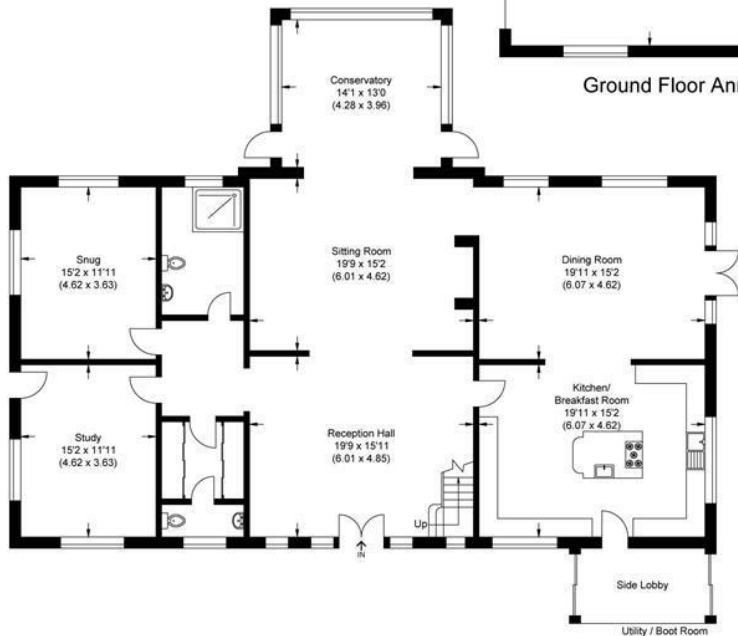


Ground Floor Annexe

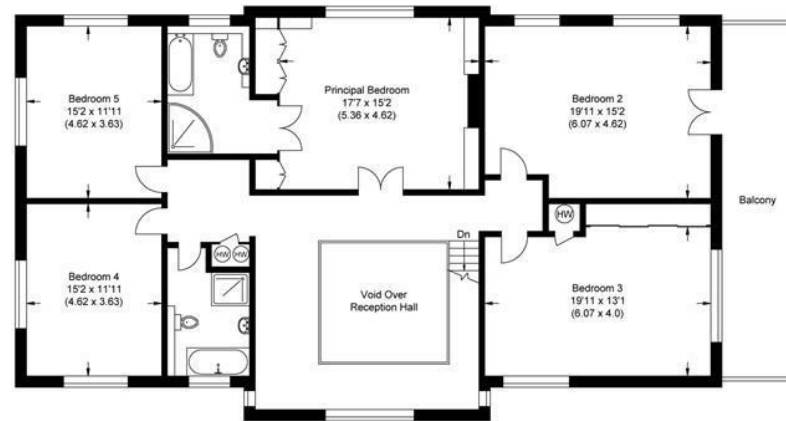


First Floor Annexe

Approximate Gross Internal Area  
 392.0 sq m / 4219.45 sq ft  
 (Excludes Balcony, Void, Garage & Annexe)  
 Annexe 98.0 sq m / 1054.86 sq ft  
 Garage 55.0 sq m / 592.02 sq ft  
 Total 545.0 sq m / 5866.33 sq ft



Ground Floor



First Floor

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



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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.