



Frogge Street, Ickleton, CB10 1SH

CHEFFINS

Frogge Street

Ickleton,
CB10 1SH

- Popular South Cambridgeshire village
- Spacious kitchen/diner with doors to the garden
- A wealth of period features
- Five bedrooms
- South/west facing garden
- Ample off street parking

A characterful former Victorian school hall situated in a prominent position within this popular South Cambridgeshire village. The property offers a wealth of period features and well proportioned accommodation, together with ample off street parking and a south/west facing garden.

5 3 3

Guide Price TBC





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 1/2 miles away.

GROUND FLOOR

ENTRANCE HALL

Entrance door, built-in coat cupboard, doors to adjoining rooms, glazed rooflight providing a good degree of natural light and opening into:-

KITCHEN/DINING ROOM

Dual aspect with glazed windows to the front and rear together with glazed doors providing access to the garden. Fitted with a range of base units with granite worktop over, pantry cupboard, central island with breakfast bar, space for a range style cooker, American style fridge freezer, integrated dishwasher, stainless steel sink and doors to adjoining rooms.

WALK-IN PANTRY

Glazed window to the front aspect and fitted storage cupboard.

UTILITY ROOM

Fitted with base and eye level units, stainless steel sink, space and plumbing for a washing machine and tumble dryer and door to a further store room with fitted cupboards.

SITTING ROOM

Glazed windows to the front and side aspects together with an external front door.

OFFICE/FAMILY ROOM

Glazed windows to the side and rear aspects.

CLOAKROOM

Comprising ceramic wash basin, low level WC and obscure glazed window to the rear aspect.

FIRST FLOOR

LANDING

Glazed window to the rear aspect offering natural light, doors to adjacent rooms and an additional door opening to a fully boarded loft space equipped with power and lighting for storage.

BEDROOM 1

Dual aspect with windows to the front and rear and fitted wardrobes, door to:-

EN SUITE

Comprising double hand wash basins with vanity unit beneath, low level WC, panelled bath with independent shower over.

BEDROOM 2

This spacious room has a vaulted ceiling together with feature circular window to the side aspect, fitted wardrobes and door to:-

EN SUITE

Comprising ceramic hand wash basin with vanity unit beneath, low level WC, walk-in shower with dual head attachment.

BEDROOM 3

Velux window to the rear aspect.

BEDROOM 4

Velux window to the rear aspect.

BEDROOM 5

Glazed window to the front aspect and fitted wardrobes.

BATHROOM

Comprising ceramic hand wash basin with vanity unit beneath, low level WC, panelled bath with overhead shower with dual head attachment and heated towel rail.

OUTSIDE

A gravelled driveway offers off-street parking with an adjoining garden with established beds. A side gate leads to a paved terrace, ideal for al fresco entertaining, and a lawn bordered by raised beds and an attractive flint wall. In addition, there is a brick-built workshop with a convenient side door for access.

VIEWINGS

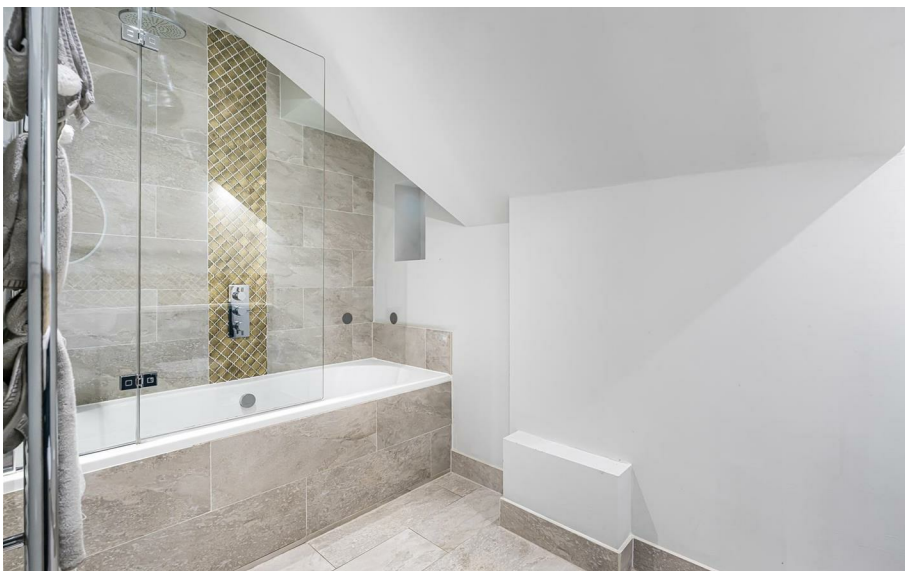
By appointment through the Agents.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Guide Price TBC
 Tenure – Freehold
 Council Tax Band – G
 Local Authority – South Cambridgeshire



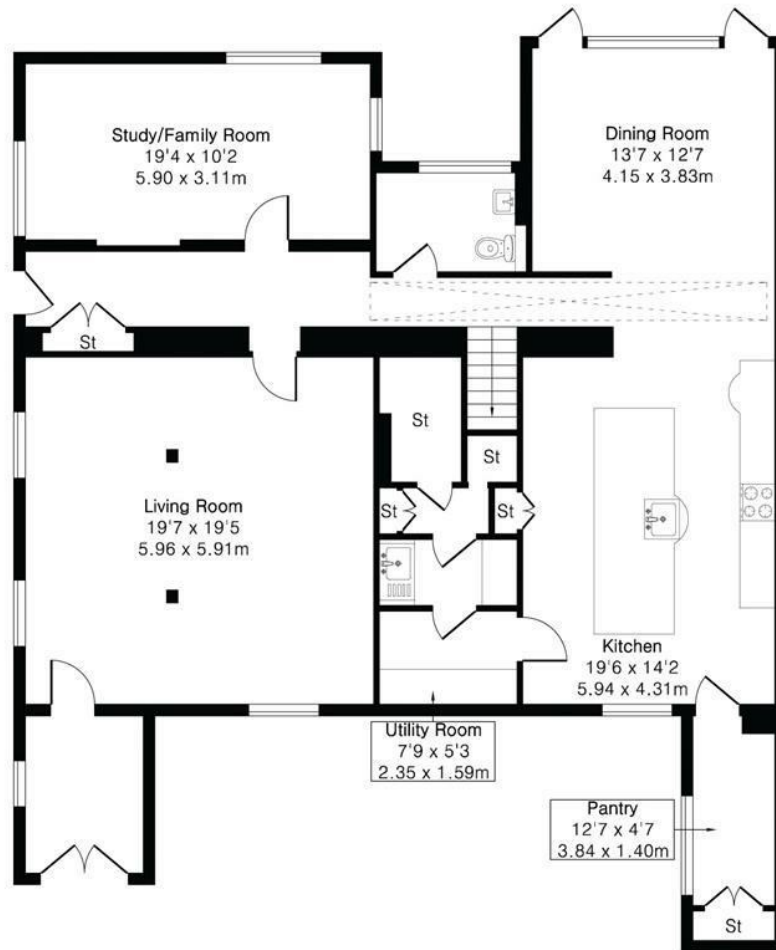


Approximate Gross Internal Area 3013 sq ft - 280 sq m

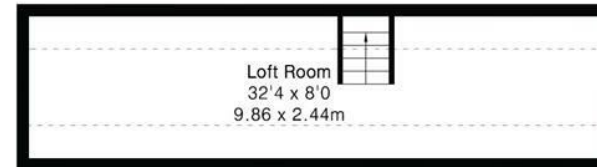
Ground Floor Area 1592 sq ft – 148 sq m

First Floor Area 1162 sq ft – 108 sq m

Second Floor Area 259 sq ft – 24 sq m



Ground Floor



Second Floor



First Floor



For more information on this property please refer to the Material Information Brochure on our website.
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

