



The Cottage On the Green

Bythorn, Huntingdon PE28 0QR



Simpson & Partners

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About the Property

Standing in a wonderful tranquil and peaceful setting. Located in the heart of the beautiful village of Bythorn, renowned locally for its vibrant and welcoming community. This deceptively large quintessential Grade II Listed English cottage is offered to the market in fabulous order throughout and boasts a wealth of character and charm. The property has been updated to a high specification and has the added benefit of four double bedrooms, three bathrooms and a well proportioned dining/family room making this a country home well suited to modern living. Further benefits include double garage and off road parking, beautiful private landscaped gardens with views of the village Church. The flexible accommodation comprises: entrance hall to the side with tiled flooring and beams to ceiling, doors to: study with dual aspect and useful utility room having space and plumbing for white goods sink and wc, family/dining room with feature inglenook stone fireplace, beams and window seats, and stairs rising to the first floor, sitting room set to the rear with double doors leading out to the rear garden and feature fireplace and beams to ceiling, good sized updated kitchen/breakfast room with exposed stone work and beams, tiled flooring, island unit, space for inset range cooker, steps leading up to breakfast room and door and steps leading down to cellar. The breakfast room has vaulted ceiling with beams and patio doors leading out the rear garden. The cellar provides storage area and snug having power and heating. To the first floor are four good sized bedrooms with the master having en-suite shower room fitted with large shower, twin wash hand basins and low level wc, further family bathroom with bath, wash hand basin and wc, bedroom two has built in wardrobes and wash hand basin.

Price **£685,000**



To the front is a large driveway providing ample off road parking leading to double garage. The lovely rear garden offers a private aspect with views over the Church, extensive patio area set immediately to the rear of the property and leads around the side with steps leading up to lawn with mature planting and trees, enclosed with timber fencing and hedging.

Bythorn has a wonderfully welcoming and vibrant community spirit and, despite its countryside location, the village boasts good transport links via the nearby A14. Thanks to the new Huntingdon bypass Cambridge Science Park is now just 30 minutes away and both Huntingdon and Kettering Rail Stations are within 18 minutes.








All of the major supermarket brands can be found within a 10-15 minute drive, along with a plethora of retail and leisure options including the fantastic Rushden Lakes Shopping Centre, Thrapston and Oundle town centres, Stanwick Lakes, Grafham Water, Wicksteed Park and Hamerton Zoo.







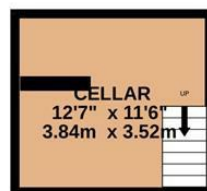
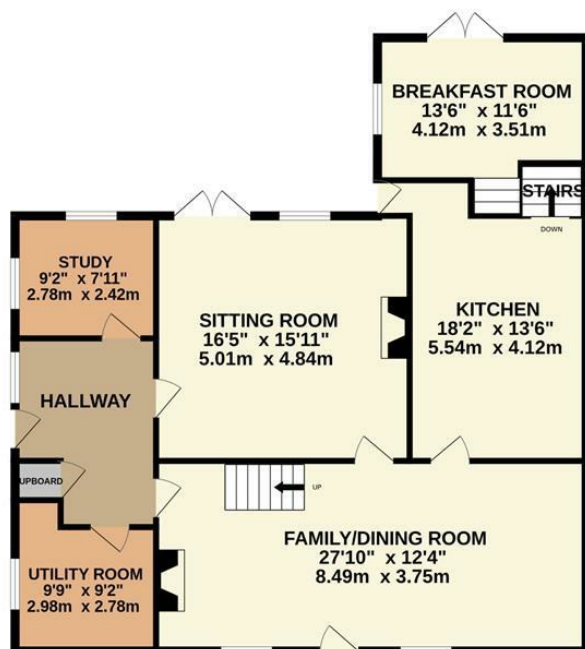
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

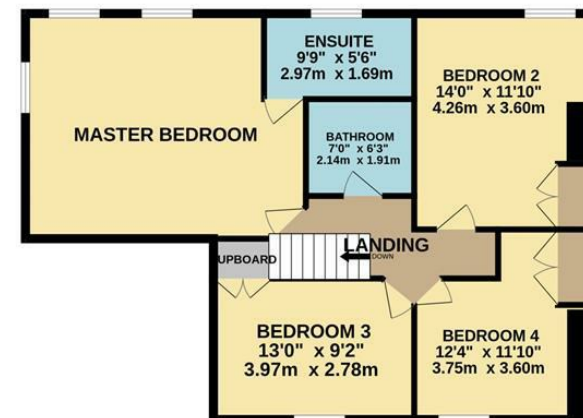


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GROUND FLOOR
1407 sq.ft. (130.8 sq.m.) approx.



1ST FLOOR
812 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA : 2220 sq.ft. (206.2 sq.m.) approx.

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