



Walnut Cottage 14 Orwell Road, Cambridge, CB22 7SE  
Guide Price £695,000 Freehold



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**A BEAUTIFUL, DETACHED, GRADE II PERIOD COTTAGE, RECENTLY REFURBISHED AND MUCH IMPROVED. BEAUTIFULLY PRESENTED AND SET WITHIN A LARGE, MATURE, PRIVATE GARDEN.**

- Two / three-bedroom detached cottage
- Refitted kitchen and bathroom
- Re-thatched, re-wired and new electric central heating
- Many original features including exposed timbers etc.
- Ample parking
- Mature gardens to front and rear
- Chain free

This beautiful Grade II Listed character cottage occupies a pleasant position just a short walk from the village green and set within mature and private gardens and grounds extending to approximately 1/3 of an acre. The current owner has transformed the property with a programme of sympathetic improvements, including a full rethatch, rewire and new electric heating and landscaping. The kitchen and bathroom have been refitted with luxury suites, yet great care has been taken to preserve the original character and charm associated with the era.

The accommodation comprises an entrance porch leading to a reception hall, both with brick floors, with a utility room / cloak / wc just off. The kitchen / breakfast room has been refitted with modern handleless white gloss cabinetry, solid woodwork, and surfaces with inset ceramic 1½ sink unit with mixer tap and drainer, deep pan drawers and pull-out larder cupboards. There are a range of integral appliances including a four ring Neff induction hob, double oven, extractor, dishwasher, and wine fridge, plus space for an American style fridge-freezer. The living room boasts a inglenook fireplace and a wealth of exposed timber beams. The dining room has in the past been utilised as a ground floor bedroom for visiting friends and relatives. Upstairs there are two double bedrooms, both with vaulted ceilings, plus a refitted luxury en-suite shower room.

Outside the property is set back from the road behind a classic cottage garden. There is a generous gravel driveway providing parking for several vehicles. The rear garden is yet another fine feature of this beautiful cottage and is laid to manicured lawns with well-stocked flower and shrub borders and beds, wildlife pond, two timber shed. There are a wide and varied selection of specimen trees with fruit bearing trees, and all enjoys views over paddocks to the rear.

**Agents note**

The current owner has made a pre-application for a new single storey link and a 1 ½ storey rear extension. The proposed extension would extend rearward off an existing single storey extension of approximately 8 meters. The width of the proposed link would be approximately 3.6 meters followed by a larger extension of approximately 4.9 meters. The scale of the proposed extension is considered to be appropriate and South Cambridgeshire District Council have said that with minor amendments this would be supported and is likely to comply with the Local Plan Policy and H14 and therefore there would be no objection on conservation grounds.

**Barrington**

Barrington is a sought-after south Cambridgeshire village located about 8 miles to the south of the Cambridge and 9 miles from Royston. The village is known for having one of the longest greens in England. There are excellent local amenities including a highly regarded primary school, Parish Church, village shop, pub and an active cricket club. Secondary schooling is at Melbourn Village College. Independent schooling for all ages is available in Cambridge. The mainline railway station to Cambridge and London King's Cross are just a mile away at Foxton and Shepreth.

**Tenure:**

Freehold

**Fixture and fittings**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Services:**

Mains electric, water and drainage.

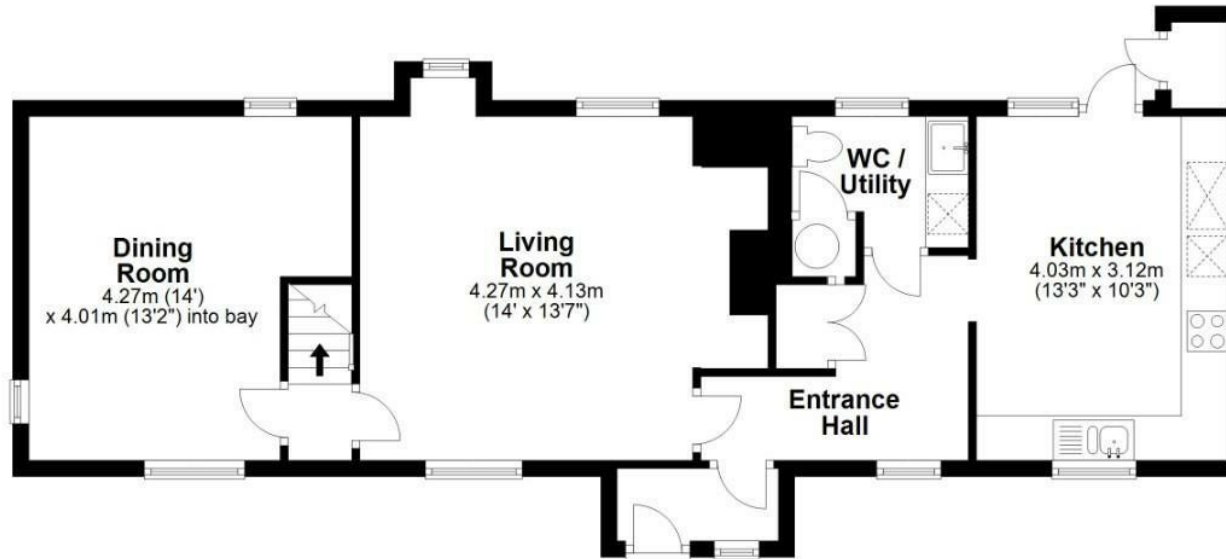
**Viewing:**

Strictly by appointment through the vendors sole agents Redmayne Arnold & Harris



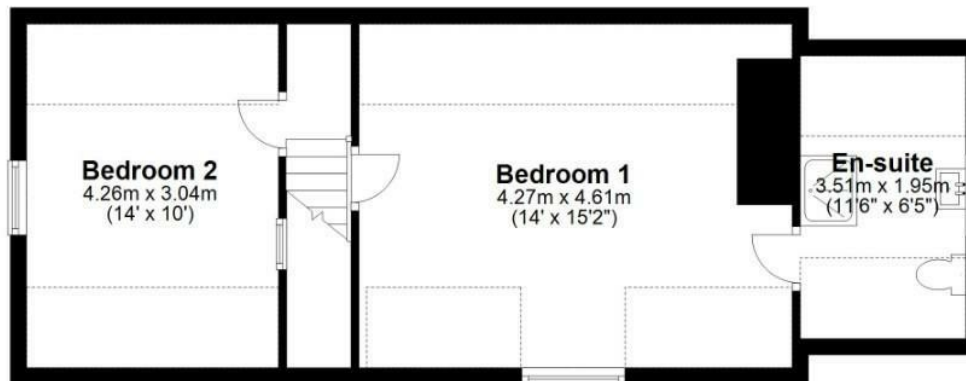
### Ground Floor

Approx. 66.2 sq. metres (712.4 sq. feet)



### First Floor

Approx. 47.4 sq. metres (509.7 sq. feet)



Total area: approx. 113.5 sq. metres (1222.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

