



18 North Road, Whittlesford, Cambridge, CB22 4NZ

Guide Price £850,000 Freehold



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A STUNNING PERIOD COTTAGE EXTENDED AND BEAUTIFULLY PRESENTED WITH A LARGE TWO-STOREY DETACHED BARN ENJOYING A WONDERFUL POSITION TOWARDS THE CENTRE OF THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 4 bedroom semi-detached cottage
- 3 reception rooms, 2 bathrooms
- 1764 Sqft/163 Sqm
- Off road parking
- EPC-D/68
- Bespoke kitchen/breakfast room
- 2 storey barn with potential for conversion to an annexe accommodation (STP)
- Barn measures 1273 Sqft
- Gas fired central heating to radiators
- Council tax band -E

This beautiful period cottage occupies a wonderful location set back and screened from the road just a short walk from the village amenities including primary school and main line train station. The property over the years has been subject to a programme of expansion and sympathetic refurbishment and improvement and extends to 1764 Sqft. The property is finished to the highest possible standard yet great care has been taken to retain many of the original features associated with the era such as lovely fireplaces, exposed timbers and sash windows. Included in the sale of the property is a handsome detached two storey barn measuring 1273 Sqft with potential for a conversion to a self-contained annexe. Our clients have had a feasibility study carried out and further information can be shared on request.

The accommodation comprises two reception rooms, both with feature fireplaces, one of which with a wood burning stove, exposed timber beams and sash windows. Off the inner hallway are stairs to the first floor accommodation, a cloakroom WC and a door to the cellar. From the inner hallway is the most recent addition/improvement, a bright and spacious garden room currently utilised as a formal dining room. The kitchen/breakfast room is a fabulous family space fitted with attractive bespoke cabinetry, solid wood working surfaces with inset butler sink, integrated dishwasher, a Stoves Richmond Deluxe range style cooker with matching extractor, space for a fridge/freezer with French doors to the garden and a door to the side of the property, plus views from the window at the front.

Upstairs there are four good sized bedrooms including the master bedroom with a vaulted ceiling, a range of fitted wardrobe cupboards and a luxury en-suite shower room with walk-in shower. The luxury family bathroom services then three other bedrooms.

Outside, the front garden is enclosed by walling and screened by hedging and is laid mainly to lawn with a paved pathway to the entrance portico. The gravel driveway, to the side of the property, provides off road parking for two cars and leads to the rear garden which has been landscaped in a Mediterranean style, laid mainly to pavior with a shingled area, pathways with flower with flower and shrub borders, mature trees and bushes and all enjoying excellent levels of privacy. and perfect for summer evening entertaining or alfresco dining.

The two storey barn to the side of the property measures 1273 Sqft. The ground floor element is utilised at the front as garaging with its double doors straight off the road. The second proportion to the rear of the ground floor has been fitted with a utility/boot room area. The first floor boasts a vaulted ceiling with exposed timbers, multiple windows which make it a bright and spacious hobby room or perhaps an ideal art studio. If planning permission were to be granted for a self-contained annexe, this building cannot be sold independently of number 18.

Location

Whittlesford is a charming riverside village noted for its quality homes lying 7 miles south of Cambridge and 8 or so miles north of Saffron Walden. The village has become a focal point of South Cambridgeshire in recent years with its fast commuter rail service bringing London Liverpool Street within the hour. The village is served by a shop/post office and three public houses, the Tickell Arms, The Bees in the Wall and the Red Lion Hotel. The village has a genuinely thriving community for the young and old. There is a nursery and excellent primary school, active local Scout and Guide groups, gardening and music clubs and lots of village events including a summer ball. There is also an active social atmosphere centred around the Whittlesford Social Club and "The Lawn" which is the village's recreation ground where there are also tennis courts. Communications are excellent with easy access to the A505 and Junction 10 of the M11 is within 2 miles.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band -E

Fixtures and Fittings

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

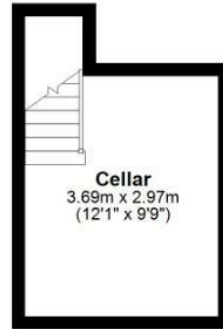
Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

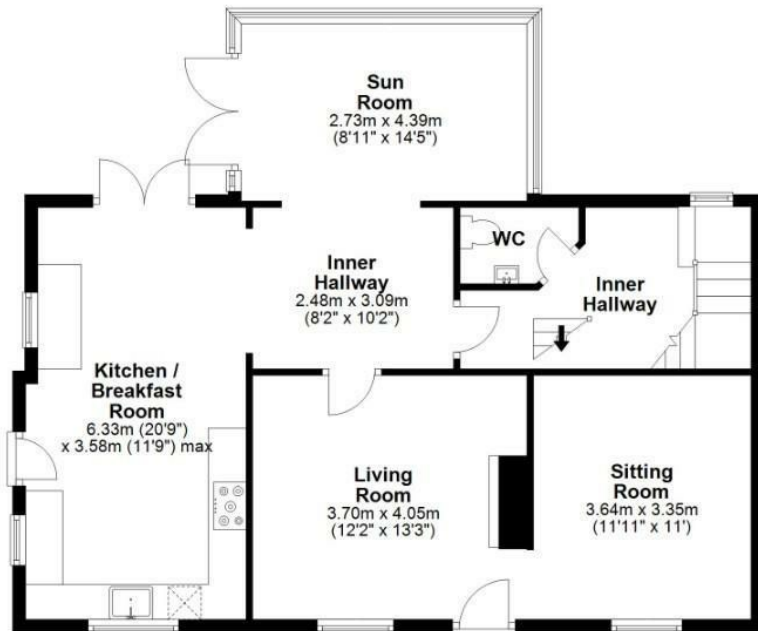




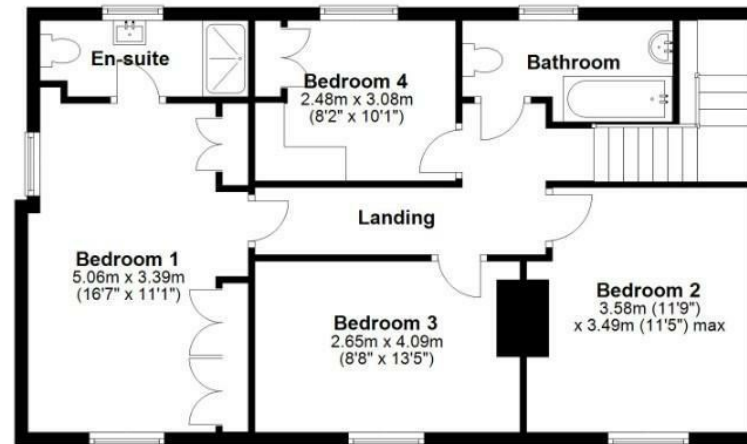
Cellar
Approx. 11.8 sq. metres (126.7 sq. feet)



Ground Floor
Approx. 82.5 sq. metres (888.3 sq. feet)



First Floor
Approx. 69.6 sq. metres (748.9 sq. feet)



Total area: approx. 163.9 sq. metres (1764.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



