



Opportunity Awaits
Burrough Green | Cambridgeshire

EH
EXQUISITE HOME

OPPORTUNITY AWAITS

The little village of Burrough Green sits proudly within the historical county of Cambridgeshire. With a population of around four hundred, it still manages to support a thriving, long-established primary school, a local pub and cricket club. The primary school was founded four hundred years ago and provides an after-school club, a nursery and has a small swimming pool. The cricket club plays on the village green and holds competitions with other local teams, while the traditional pub regularly hosts live music and is popular for food. There are plenty of walks, bridle paths and cycle routes, while the A11 and A14 are both within easy reach. Cambridge is just over fifteen miles to the west while Newmarket is five and a half miles to the north.







Cedar Stud Cottage is situated about a mile outside the village, set within its own gardens and land extending to nine and a quarter acres. The original Victorian farmhouse has been extended over the years to provide spacious rooms for living and entertaining, with flexibility to provide separate space for family, guests and staff as required. It also has extensive equestrian potential with many stables, out buildings, and post and rail fenced paddocks. The present owners have made it a warm and welcoming family home, with double glazing throughout, and a log burner, gas fire and storage heaters to augment the oil-fired central heating system. To the right of the house, there is a detached double garage with electricity, water and plumbing for a washing machine. Above the garage is another room with a small cloakroom, and water heater, which could be used as a spare bedroom, staff room or teenagers' rumpus room. With the correct planning permission, it may be possible to convert the garage into a self-contained annexe or rental accommodation, thus providing an extra income stream.

Approaching the house from the B1052, wrought iron gates open onto a gravelled drive which runs past the garage to a pretty trellis fence and arch over which ramble a deep purple clematis, climbing roses and honeysuckle. A number of mature trees, including flowering almond and lilac, border the drive. There is ample car parking space in front of the garage. Through the arch a path, surrounded on each side by lawn, runs up to the southern aspect of the house.

A central door opens into the sunny south-facing conservatory. This opens straight ahead into a snug sitting room, and to the left into the bright and cheerful kitchen. An internal arch leads from the kitchen into a comfortable breakfast/dining room, ideal for family meals and informal entertaining. The breakfast/dining room leads through a small lobby to a downstairs cloakroom on one side and on the other a handy utility room with tiled floor, which makes it a perfect muddy boot room as well as accommodating washer and dryer. The breakfast/dining room also leads out into the downstairs hallway, with a small study on the left and the front door opening to a paved path to a gate opening onto the B1061. Turning right takes you past the foot of the stairs and back to the snug. Beyond the snug is a large dual aspect reception room with a large stone inglenook fireplace with log burner as its focal point. Built in display cabinets give plenty of options for showing off your silverware. Next door, a further dual aspect lounge features a stone fireplace with bressumer beam and a flueless gas fire with built in shelves in an alcove to the left of the fireplace. This room has French doors out onto a shady patio underneath a balcony, which makes a further outdoor entertaining area, as well as providing strawberries and raspberries from established plants. A spiral staircase leads up to a sunny double bedroom above, which has sliding doors onto the balcony and its own en suite shower room. This room can also be accessed from external stairs up to the balcony. These two rooms give scope for use as independent accommodation.

A Room with a View

The stairs from the downstairs hallway give access to the rest of the first floor. At the far end to the left is the master bedroom which has an en suite shower room and built-in wardrobes. This room benefits from glorious south-facing views over the gardens and paddocks. A long hallway runs along the back of the house with three further bedrooms and the three-piece family bathroom with bath coming off it. It would be possible to reconfigure the smallest two bedrooms with the hallway and family bathroom if desired to create a large principal bedroom with dressing room and en suite bathroom.



Delightful Mature Gardens

The garden has been the work of many years and is a fruitful and beautiful space. There are two mature pear trees growing by the kitchen, espaliered apple trees along the side of the garage, more apple trees by the trellised arch, and a Victoria plum tree. By the side of the house is a charming, secluded area with a raised strawberry bed, gooseberry bushes and rhubarb, which could easily be turned into a productive kitchen garden. Between this area of the garden and the back-door into the utility/ mud room is a small building housing a sauna and shower. There is also a gardener's tool shed at the other end of the garden.

Equestrian Practicality

A pergola covered with clematis, honeysuckle, hops, wisteria and a productive grape vine gives access to the stable yard, which also has its own double-gated entrance from the B1061. There are twenty three stables, although one has been converted into a feed room with running water, electricity and shelving, and four have been used as workshops and contain electricity points and shelving. One stable is constructed with drainage to permit its use as a wash down box, and one has fluorescent lights and power point for use as a clipping area. The yard is completed by a large tack room with running water and electric points and an implement shed. There is a multi-purpose agricultural barn which currently has a specialist equestrian surface, ideal for exercising horses. There are six paddocks of varying sizes, giving flexibility for use for grazing, riding and laying down for hay. All are fenced with post and rail fencing, and there are some cross country jumps included with slip rails across when not in use.















EXQUISITE HOME

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