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EXQUISITE
HOME

Pretty Country Cottage

Six miles southwest of Cambridge is the village of Newton with its historic pub, thriving farm shop and busy village hall with a multiplicity of community groups. The M11 and A10 are nearby and there are regular fast trains into London Liverpool Street from Great Shelford just under three miles away. This charming mid-Victorian cottage has been extended and renovated by the present owners, transforming it into the spacious and comfortable home it is today. With three reception rooms, two bathrooms, four bedrooms, off street parking and a pretty back garden with potential to enlarge, it is full of period charm yet entirely suitable for modern living.

Beautiful South Cambridgeshire

South Cambridgeshire is a delightfully rural part of the county with its open green fields, pastoral landscape and pretty villages. In spite of this, it is exceptionally well-connected with transport links, making it ideal for those who need to travel to work. The M11 runs south to London and there are regular fast trains into London Liverpool Street. Beautiful walks and cycle routes are everywhere and Britain's largest aviation museum, IWM Duxford, is a popular day out. Historic Cambridge itself, with its Backs, the River Cam and its punts, the many beautiful open greens, historic buildings, independent shops, cafes and restaurants and its reputation as a thriving centre of technology and health makes it extremely attractive to tourists and workers alike.

Pretty Country Cottage

Just six miles southwest of Cambridge is the village of Newton. Until the coming of the railways, coaching roads criss crossed Britain connecting communities and trade routes, and the thoroughfare between London and Cambridge was once the lifeblood of this region. Many of the towns and villages along it, including this one, owed their prosperity to the travellers who went between the two cities. Newton is mentioned in the Domesday Book and has an unusually large number of listed buildings for its size. The parish



Newton | South West Cambridgeshire



church is Grade II* listed and dates back to the early thirteenth century. There is also a pub which has been running in the village since the early eighteenth century and has the distinction of appearing in every edition of the Good Beer Guide since its inception, as well as a brand new farm shop with food and a coffee and cake area. Newton is a lively community with a WI, Mothers' Union, drama group and a monthly newsletter. There is a doctor's surgery, chemist and dentist in nearby Great Shelford. The village is roughly equidistant between the M11 and the A10 and regular fast trains run from Shepreth and Shelford nearby.

Standing on a quiet road is this charming cottage built in 1856. The present owners bought it in 1979 when it was a derelict two-bedroomed property and have brought it up to its present very high standard. In 2000, they built an extension which has added the living room, shower room and two bedrooms. The frontage is extremely attractive with its iron railings, mature trees giving shade and gravelled drive where there is enough room to park several cars. A pair of sturdy wooden gates lead to the back garden.

The pretty green front door leads into the wooden floored and light filled entrance hall which benefits from a built in cupboard. To the left is the sunny dual aspect living room which has a pair of double doors leading out to the garden, bringing the outside in. There is also an original fireplace with wood burner which makes this a very cosy room in the winter. Bright in summer and warm in winter, the owners love to use it for entertaining and relaxing. Next door is the crisp, contemporary shower room. To the front of the house is the charming dual aspect lounge with natural light pouring through the large bay window. With a wooden floor, original brick fireplace with wood burner and a slate hearth, this is a bright and cosy room which the owner loves. It is a quiet and peaceful space, ideal for reading, working or simply daydreaming.

The large, light filled dining room is a charming space with plenty of room for a dining room table and chairs. Located as it is next door to the kitchen it is in the ideal place for sociable dinner parties and family dining. For a family with children, it is also perfect for homework and hobbies, close to the kitchen and the garden. The



owners have many happy memories of family Christmases and New Years, dinner parties and barbecues and feel that their house is a particularly cosy and welcoming one.

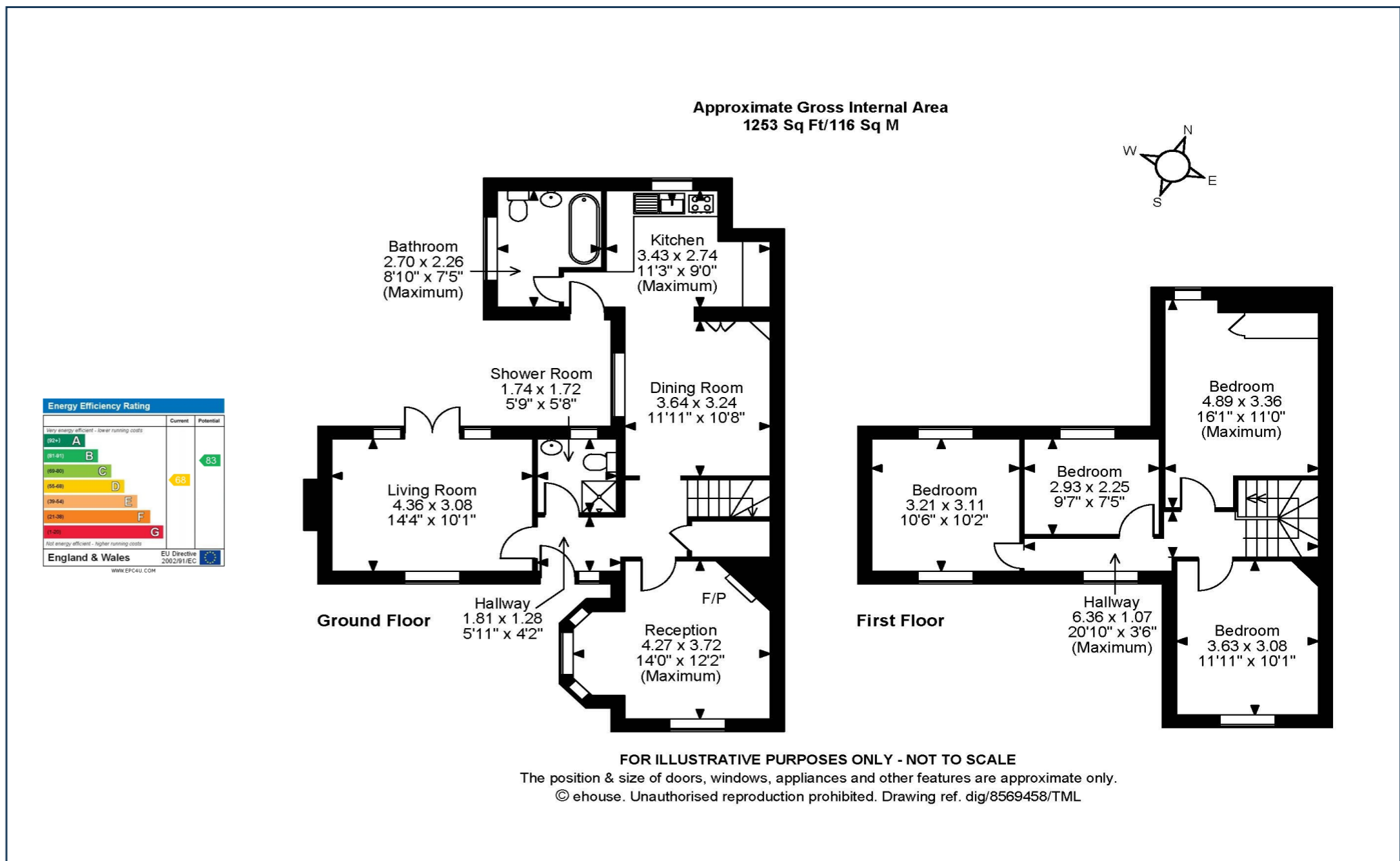
The kitchen is compact with a neutral palette of paintwork and white tiles. With its light wood units, integrated electric oven and gas hob, wide door frame for extra flow plus lovely views over the garden, it is a pleasant space for cooking everyday family meals and entertaining. The owners knocked down the wall to the original scullery to extend the kitchen and it has added very greatly to its size and functionality. There is a small covered veranda outside by the French doors, ideal for al fresco dining if desired on sunny days. Completing the ground floor accommodation is the pretty three piece bathroom with bath and shower over and wooden tongue and groove panelling painted in an on trend green.

Pretty Cottage Style First Floor

Upstairs there are four bedrooms, three doubles and one a small double. There is more than enough room for family and guest accommodation and the rooms enjoy lovely views over the surrounding countryside. The back bedroom is dual aspect and has an airing cupboard.

Garden with Potential

The back garden is a good size and is presently divided into two. To the left is a pretty lawn encircled with mature trees and bushes and with a useful shed. There is more than enough room for children's play equipment and potential for further planting. To the right is the woodyard area, formerly the site of several sheds, and now a woodstore. If desired, it could easily be extended into the main garden, doubling its size. The neighbours are all very friendly and Newton itself is a united and thriving community. The pub is a hub for the village, the farm shop is welcoming and offers a good range of local produce as well as seating for coffee and cake, and there is a park and some lovely walks. Well connected and close to Cambridge, Newton offers the ideal opportunity to live in a peaceful village surrounded by countryside while still being close to the city.



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