



East Street, Great Gransden, SG19 3AB

Offers over £400000



LATCHAM ———
DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this stunning Grade 2 listed, character filled, three doubled bedroom cottage situated within the heart of this highly sought after Cambridgeshire village.

Now with over 1300 sq feet of accommodation, it is not your standard sized "picture postcard" cottage and from the moment you enter the property, it exudes space. There is a large entrance hall that has the 15' dining room to the right complete with its 'Stunning' brick built inglenook fireplace housing a cast iron log burner. The Lounge is situated at the opposite end of the property and also exudes character with exposed timbers. The 13' kitchen sits to the middle of the home with its window seat and table making a great spot for breakfast as its located in the bay window. To the rear is the useful utility room that can house your washing machine as well a a dryer. A fully Re-fitted cloakroom completes the downstairs accommodation.

Upstairs there are three great double bedrooms. A real surprise was the fact there are two fully function bathroom/shower rooms that have also been fully re-fitted by the current owners, and have a real touch of 'WOW'.

To the rear is an incredibly private Courtyard rear garden which has a covered area that has just had a new roof making it a great spot for enjoying those summer evenings. There are two good sized brick built storage sheds.

Great Gransden is a picturesque and highly sought-after village situated in Cambridgeshire with good road links to Cambridge. The village itself has several amenities including a primary school, nursery, village store with post office, village playing field with Tennis courts and the Reading rooms which hosts several clubs. Another real bonus is the fact this cottage sits within the highly regarded Comberton School catchment area.

This is not only a stunning cottage offering character, but space and practicality throughout.

An early viewing is highly recommended.

Entrance

L shaped Entrance Hall
15'8 x 7'2 (4.78m x 2.18m)

W.c





Dining Room
15'1 x 14' (4.60m x 4.27m)

Kitchen
13'9 max x 7'1 (4.19m max x 2.16m)

Utility Room
7' x 5'1 (2.13m x 1.55m)

Living Room
15'1 x 10'2 (4.60m x 3.10m)

First Floor

Landing

Bedroom One
14'11 x 12'3 (4.55m x 3.73m)

Bedroom Two
12'4 x 12' (3.76m x 3.66m)

Bedroom Three
15'4 x 10'6 (4.67m x 3.20m)

Bathroom

Shower Room

Outside

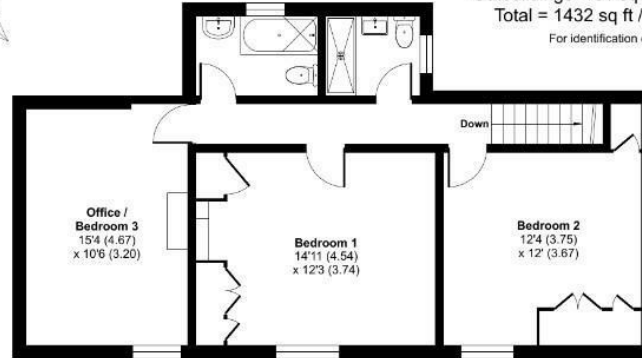
Rear Courtyard garden

Front Garden

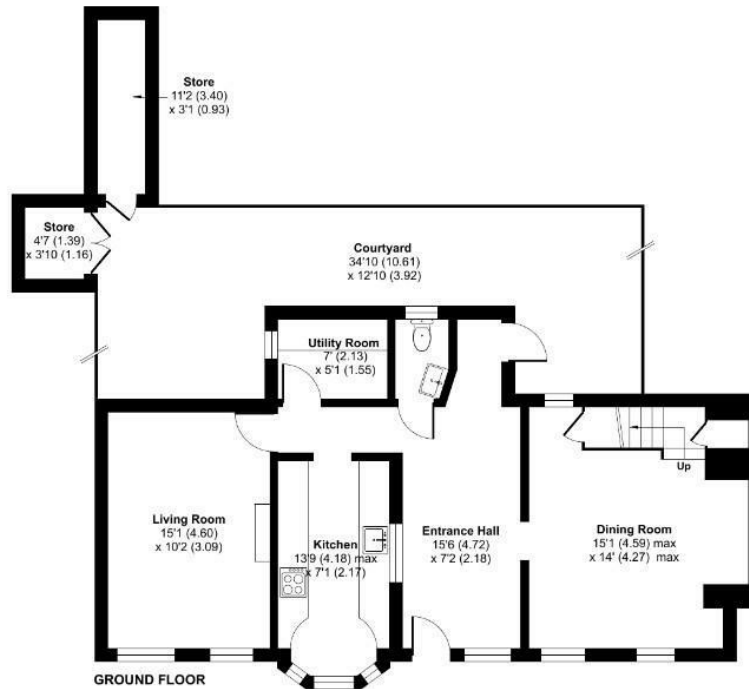


East Street, Great Gransden, Sandy, SG19

Approximate Area = 1381 sq ft / 128.2 sq m
 Outbuildings = 51 sq ft / 4.7 sq m
 Total = 1432 sq ft / 132.9 sq m
 For identification only - Not to scale

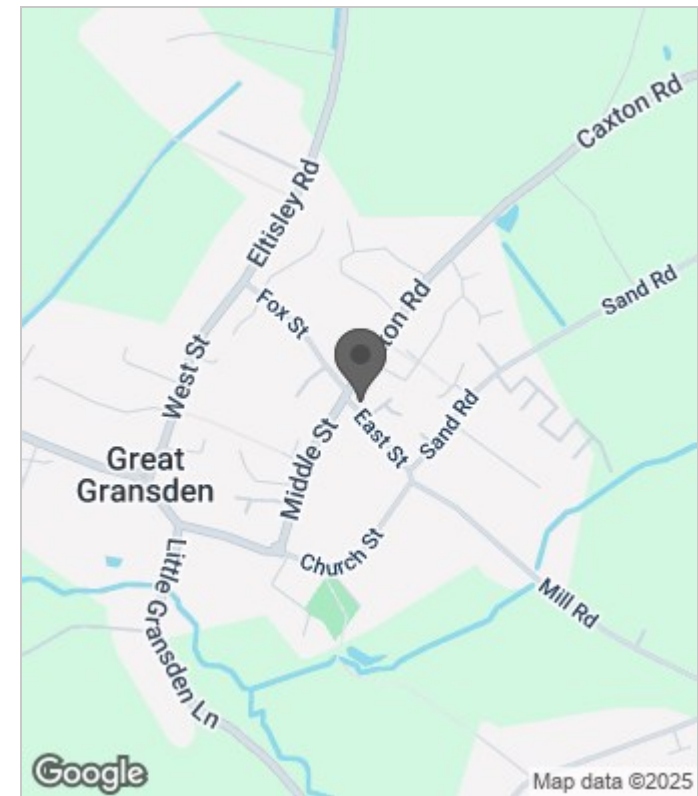


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Latcham Dowling Ltd. REF: 1372922



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.