



34 London Lane Great Paxton, St. Neots, PE19 6RH

Superbly situated down a quiet and peaceful private lane, in the highly sought after village of Great Paxton, is the UNIQUE and BEAUTIFUL - PILGRIMS COTTAGE. A stunning, chocolate box, thatched cottage dating back to the 1600's, being sold with NO ONWARD CHAIN, and residing on a private plot approaching a third of an acre, with a large sweeping gravel driveway and detached garage.

HUGE SCOPE FOR FURTHER GROWTH AND DEVELOPMENT - some suggested possibilities include:

- * DOUBLE STOREY EXTENSION to link lounge and detached garage (22'6" x 14'4")
- * Section off side plot for SINGLE STOREY DWELLING
- * Section off side plot for a PAIR OF SEMI DETACHED DWELLINGS

Guide price £475,000

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- Grade II Listed Country Cottage dating back to the 1600s
- Single garage & gravel driveway with ample parking
- Lots of scope for further extension/development
- No Onward Chain
- Beautifully positioned down a private lane, in a sought-after village
- Three reception rooms with two of them boasting feature fireplaces
- Wrap around garden with outbuilding for office space
- Enriched with character features throughout
- Plot approaching a third of an acre
- Spacious master bedroom with storage and balcony

Entrance Hall

Living Room

22'6" x 14'4" (6.86 x 4.37)

Snug

11'6" x 9'8" (3.53 x 2.95)

Conservatory

11'3" x 8'0" (3.45 x 2.46)

Kitchen

11'6" x 10'0" (3.53 x 3.07)

Utility Room

14'2" x 6'7" (4.34 x 2.03)

Family Bathroom

12'2" x 8'0" (3.73 x 2.44)

Bedroom One

17'10" x 16'0" (5.44 x 4.90)

Bedroom Two

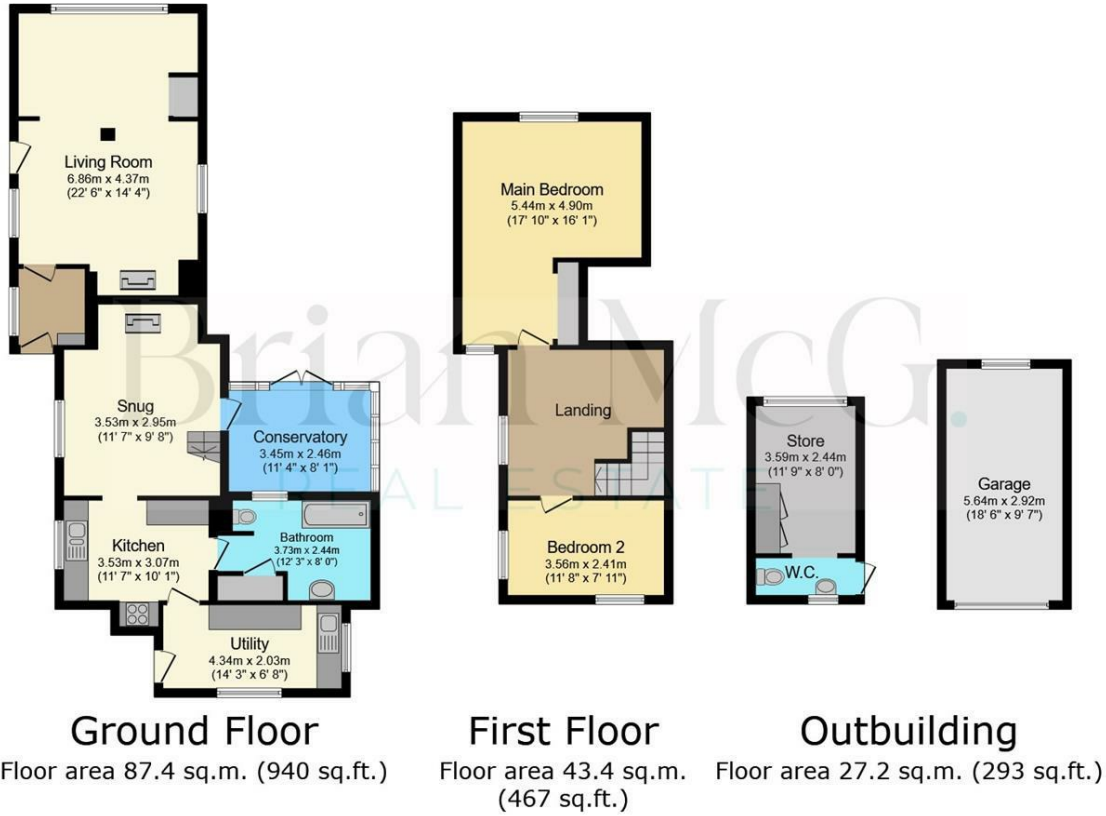
11'8" x 7'10" (3.56 x 2.41)



[Directions](#)



Floor Plan



TOTAL: 158.0 sq.m. (1,700 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	