



22 Pieces Lane  
Waterbeach, CB25 9NF

**Guide price £420,000**



## 22 Pieces Lane

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- Character property
- Garden office
- Cottage gardens
- Detached garage

A beautiful and charming detached two-bedroom thatched cottage; boasting versatile accommodation with wonderful gardens and situated in a non-estate position within convenient reach of the local amenities and train station.

The accommodation comprises on the ground floor an entrance hall which in turn leads to a cosy living room (which could be used as a third bedroom) with wood burning stove. There is a ground floor shower room and a dining room with a feature fireplace and stairs leading to the first floor.

The kitchen is fitted with wall and base units with wooden work surfaces over and there is an integrated washing machine and low-level fridge. There is further access to the garden via the kitchen.

Upstairs there are two excellent double bedrooms and the master boasts a built in wardrobe and a further storage cupboard. A family bathroom with bath, WC and handwash basin completes the first floor.





Outside, the property is approached via a graveled driveway which in turn leads to a detached garage with wooden doors. The rear gardens are a very special feature and reflect that of a cottage garden, with well stocked flower and shrub beds, mature trees which provide privacy and seclusion, and areas that can be enjoyed all year round. There is a purpose-built, insulated garden office with power and light which could also be used as a summer house.

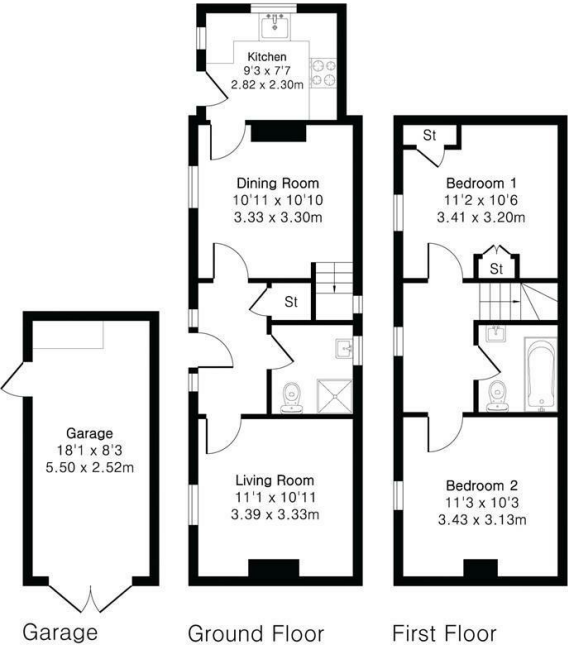
The village of Waterbeach is a great location for commuters with good access to the A14 and A10, there is a railway station providing links to Cambridge, London, Ely, and King Lynn. There is a primary school together with local shops, pubs, and restaurants. There are bus services linking to Cambridge and Ely.

WhatThreeWords: ///regretted.deeds.grudges  
Sat Nav: CB25 9NF



Floor Plan

**Approximate Gross Internal Area 769 sq ft - 71 sq m**  
Ground Floor Area 421 sq ft – 39 sq m  
First Floor Area 348 sq ft – 32 sq m  
Garage Area 149 sq ft – 14 sq m  
(Excluding Garage)



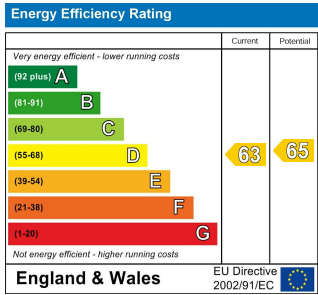
Area Map



Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: C

Energy Efficiency Graph



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