



Symonds Lane, Grantchester, Cambridge  
CB3 9NU

**Pocock+Shaw**



3 Symonds Lane  
Grantchester  
Cambridge  
Cambridgeshire  
CB3 9NU

An attractive and well proportioned two bedroom end terrace cottage situated within this highly sought after Cambridgeshire village. The property, which dates from 1938, features open countryside views and is offered to the market without an onward chain. A wonderful proposition for those seeking a beautiful home with potential, offering easy access to Cambridge city centre and a wide range of local amenities

- Attractive village home
- Large gardens with views
- Garage and parking
- Scope to update and improve
- Offered with no chain
- Very well proportioned
- Retaining numerous period features

Offers Over £525,000





This historic property was commissioned in 1938 by a local family and designed by renowned Cambridge architect HC Hughes. The cottage which forms part of a terrace of three properties, is well set back from the road and sits amongst extensive and well planted gardens. The village of Grantchester is well served with an array of local hostelryes and an attractive parish church. Schooling for all age groups is available in the area and the location offers easy access to Cambridge city centre, Addenbrooke's and the M11

**Entrance hallway** Door to side, double glazed window to front, understairs storage cupboard, radiator, stairs to first floor.

**Cloakroom** with window to side, wash handbasin, low level WC.

**Sitting room** 10'10" x 10'2" (3.30 m x 3.11 m) with two double glazed windows to the front, radiator, open fireplace with tiled hearth and surround, recessed shelving.

**Dining room** 11'9" x 8'7" (3.58 m x 2.62 m) large multi paned window to the rear, multi paned window to the side, shelved larder cupboard, further shelved storage cupboard, radiator, double cupboard with central heating boiler, door to kitchen.

**Kitchen** 13'5" x 4'11" (4.09 m x 1.50 m) with range of fitted wall and base units, work tops with inset sink and mixer tap, space for range of appliances, tiled splashback, radiator, multi pane door and window to the garden.

**Landing** Attractive oriole window to the side, loft hatch to roof space.

**Bedroom 1** 14'3" x 11'0" (4.34 m x 3.35 m) with double glazed window to the front, cast iron fireplace, radiator, over stairs storage cupboard.

**Bedroom 2** 13'4" x 10'6" (4.06 m x 3.20 m) with two multi paned windows to the rear, offering wonderful views over open countryside, pedestal wash handbasin, radiator, cast iron fireplace.

**Bathroom** 10'4" x 6'5" (3.15 m x 1.96 m) with multi paned window to the rear, pedestal wash handbasin, tiled splashback, panelled bath with mixer tap, tiled surround, low level WC, radiator, airing cupboard with tank and shelving.

**Outside** Front garden approached by shared gravel driveway with parking for two cars leading to a large, timber, shared garage. Attractive cottage gardens extending to 85ft with winding gravel pathway and mainly laid to lawn with well stocked flower and shrub beds and oil storage tank. Side access through to the rear garden which exceeds 100ft in length, outside tap and enclosed with fencing, predominantly laid to lawn. There are wonderful views from the rear of the garden over open fields.

**Services** Mains water, electricity and drainage.

**Tenure** The property is Freehold

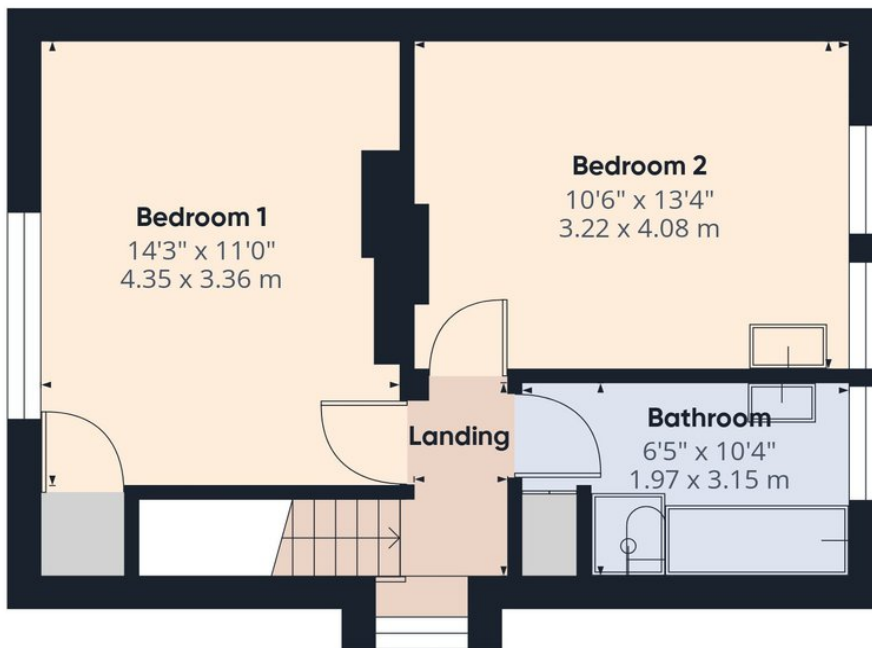
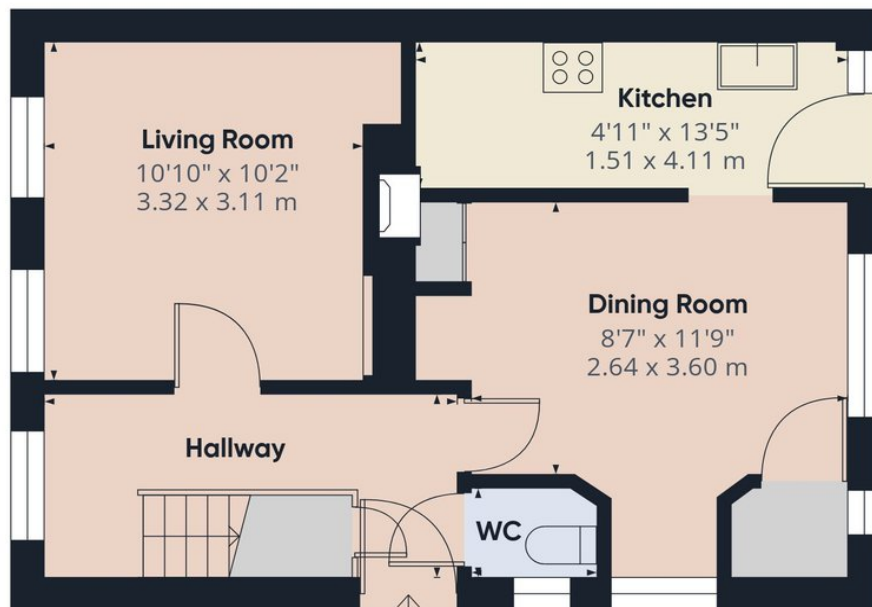
**Council Tax** Band D

**Viewing** By Arrangement with Pocock + Shaw

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	21	
Not energy efficient - higher running costs		







**Approximate total area**

801 ft<sup>2</sup>

74.3 m<sup>2</sup>



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested