



**Ground Floor**

**Entrance Hall**

**Sitting Room**  
5.45m (17'11") x 3.26m (10'8")

**Kitchen/Dining Room**  
5.45m (17'11") x 4.34m (14'3") max

**Utility Area**  
2.51m (8'3") max x 2.00m (6'7") max

**Cloakroom**

**Office**  
4.33m (14'2") max x 2.02m (6'8")

**First Floor**

**Landing**

**Bedroom 1**  
4.88m (16') x 3.10m (10'2")

**Bedroom 2**  
3.63m (11'11") x 3.29m (10'9")

**Bedroom 3**  
3.49m (11'5") x 2.28m (7'6")

**Bathroom**

**Agents Notes**

The current homeowner informs us the following:

1. Main thatch was replaced in 2016
2. The thatch on the single storey roof to rear was replaced in 2011
3. A brand new, hydrogen ready boiler was installed in 2023

**Further Information**

Tenure: Freehold  
Council Tax Band: C  
EPC Rating: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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**OFFICE DETAILS**

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**£495,000**  
**RIDEAWAY DRIVE**  
HEMINGFORD ABBOTS, PE28 9AQ

## PROPERTY SUMMARY

Ellis Winters are delighted to offer this thatched semi-terraced cottage situated in the sought after riverside village of Hemingford Abbots. This well cared for home offers three double bedrooms, a refitted first floor bathroom, a double aspect sitting room with feature gas fire, a double aspect kitchen/diner, a utility area, cloakroom and an office perfect for those who work from home. Outside the property also benefits from side access which leads to a side entrance door. The mature front and rear gardens are a real delight at this property with the rear garden benefiting from a patio seating area. A viewing is essential to fully appreciate this charming cottage style home.

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