



Total area: approx. 185.9 sq. metres (2001.3 sq. feet)

Ground Floor	Bedroom 4 3.15m (10'4") x 2.34m (7'8")
Entrance Hall	Bathroom
Kitchen/Breakfast Room 4.62m (15'2") max x 4.17m (13'8")	Outside To the front of the property a wrought iron fenced enclosed garden, laid mainly to gravel. To the side, is a tandem length gravelled driveway for up to three vehicles. To the rear, is an enclosed garden, laid mainly to lawn with mature, well established flower beds and borders, gravelled pathways, and a generous block paved patio seating area. There is gated access to the sides, an outside tap, and external power sockets.
Utility Room 3.88m (12'9") x 2.70m (8'10")	
Pantry/Former Shower Room 1.65m (5'5") x 1.43m (4'8")	
WC	
Dining Room 5.60m (18'4") x 4.17m (13'8")	Further Information Tenure: Freehold Listed: The property is Grade II Listed Council Tax Band: D EPC Rating: Not applicable due to being a listed property
Lounge 7.18m (23'7") x 6.16m (20'2")	
First Floor	
Landing	
Bedroom 1 6.16m (20'3") x 3.79m (12'5") max	
En-suite Shower Room	
Bedroom 2 4.02m (13'2") x 3.86m (12'8") plus 0.91m (3') x 0.91m (3')	
Bedroom 3 3.86m (12'8") x 3.80m (12'6")	

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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OFFERS OVER

£525,000

CHURCH ROAD

WARBOYS, PE28 2RJ

PROPERTY SUMMARY

A very well-presented, Grade II listed, detached cottage within a well-served and popular village location. This superb residence is a non-estate position just a short distance from the local church, village amenities, schools, and public transport links.

This superb home has been extended to the rear, provides generous accommodation throughout, and measures approx. 2,000 SQFT. As you enter the property via the entrance hall, to the right leads into the kitchen/breakfast room, which then leads through to the utility room, cloakroom, and pantry/former shower room. To the left, off the entrance hall, this leads through to a formal dining room, and a large lounge which both are perfect for entertaining. To the first floor, bedroom one features fitted wardrobes, and a modern en-suite shower room. There are three further good-size bedrooms with built-in and fitted storage and a modern family bathroom.

Outside the property, there is a large enclosed, and private rear garden, and a tandem-length driveway to the side.

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