



The Croft

Thicket Road, Houghton, Cambs. PE28 2BQ

elliswinters & co

Exclusive & New Homes

Welcome to

The Croft

Accommodation Summary

Ellis Winters Exclusive are delighted to welcome you to The Croft. This immaculately presented detached period property can be found within the heart of the village, offering short walks to the Houghton Mill National Trust site, riverside walks, across the common to Hemingford Abbots, and village amenities including public transport links, a shop, and public houses.

This stunning property features two reception rooms both with wood burning stoves, a modern kitchen/dining room with integrated appliances, a conservatory, and a ground-floor modern shower room. To the first floor there are three double bedrooms and a modern bathroom. Outside the property is a gravelled driveway, an enclosed garden, and a home office.

Ground Floor

Entrance Hall

Family Room

4.22m (13'10") x 3.71m (12'2")

Lounge

4.36m (14'4") x 3.71m (12'2")

Kitchen/Dining Room

4.66m (15'4") x 3.41m (11'2")

Conservatory

4.41m (14'6") x 2.04m (6'8")

Shower Room

2.39m (7'10") x 2.15m (7'1")

First Floor

Landing

Bedroom 1

3.44m (11'4") x 3.09m (10'2")

Bedroom 2

3.67m (12') x 3.39m (11'1")

Bedroom 3

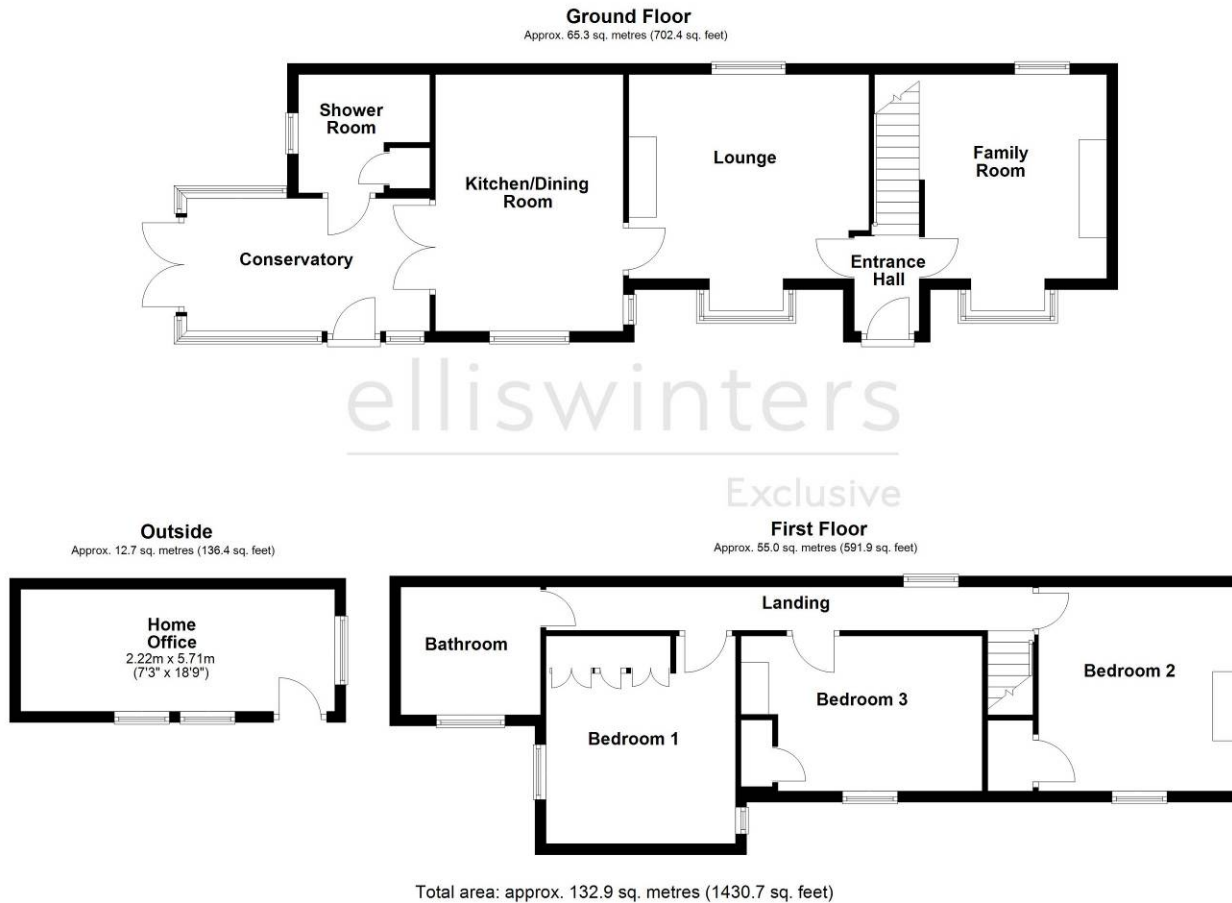
4.38m (14'5") x 2.80m (9'2")

Bathroom

Outside

To the front of the property is a gravelled driveway providing off-road parking for one-two vehicles. There is gated access through to the side garden which offers a high degree of privacy, being fully enclosed. It is laid mainly to lawn with a paved patio seating area, mature well-stocked borders, a garden shed, and features a Home Office 5.71m (18'9") x 2.22m (7'3") which has power and light connected and under floor heating.





Further Information

Tenure: Freehold

Council Tax Band: E

EPC Rating: E

Agents Note: The property benefits from planning permission for a single storey ground floor extension, plans can be seen on 24/00459/HHFUL

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.



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