



Mandeville House 4 Mandeville
Burwell, Cambridgeshire. CB25 0AG
Guide Price £699,995

Mandeville House 4 Mandeville, Burwell, Cambridgeshire. CB25 0AG

A rare opportunity to purchase this double fronted Victorian period property tucked away in a quiet location within the heart of the village.

Retaining a wealth of character elements combined with modern conveniences, this property offers accommodation to include three reception rooms - two with wood burners and one with an open fireplace. The kitchen boasts solid oak cupboards and a centerpiece AGA, providing continuous hot water.

Originally two cottages, the renovation works have kept much of the original character, adding two staircases that lead to three bedrooms and a spacious family bathroom.

Externally, this beautiful home enjoys magnificent, mature, fully stocked gardens. Complete with an extensive driveway accessed via five bar gates.

Accommodation Details

Porchway with brick archway leading in to:

Reception Dining/Room 12'3 x 9'11 (3.73m x 3.02m)

Arched door way through to original brick flooring, multi fuel Huntington Stove, York stone hearth, doors leading to one of the stairways to the first floor, under stair cupboard with oil fired central heating/hot water boiler, kitchen and a further reception room.

Reception Room 1 15'1 x 11'11 (4.60m x 3.63m)

Windows to the front with views into the garden a rear leaded light window, Mandarin plaid carpet, white stone fireplace, complimented by black granite hearth housing the Stovax Vogue Mid Eco - Multi fuel Stove.

Kitchen 12'10 x 11'11 (3.91m x 3.63m)

Fitted with a matching range painted solid oak, eye level and base storage units with Nero Absolutto black granite work top surfaces over, oil fired Aga which also provides constant hot water, Franke Belfast sink, with pewter mixer tap, space and plumbing for washing machine, integrated dishwasher, larder pantry with ample storage, door and window to the rear garden.

Reception Room 2 14'9 x 11'11 (4.50m x 3.63m)

Dual aspect window and leaded light window to the rear, Porchester Portland stone open fireplace, with stunning black granite hearth and infill.

Staircase

Two staircases run from both sides of the house, leading to the upstairs landing area.

Bedroom 1 16'1 x 11'10 (4.90m x 3.61m)

Spacious Master bedroom, dual aspect windows to the front and side.

Bedroom 2 10'8 x 10'0 (3.25m x 3.05m)

Window with a view of the garden, internal leaded window.

Family Bathroom

Spacious family bathroom, with Victorian style hand washing basin with chrome taps, Low level WC, large curved shower cubicle, fitted storage area.

Bedroom 3 15'1 x 11'11 (4.60m x 3.63m)

Newly fitted carpets, front aspect window overlooking the garden, fireplace.

Loft Space

Potential for many different uses, accessed by the original loft ladder.

Outside

Garden

A part walled, private garden with mature walnut and cherry trees, perennial plants, shrubs, patio area.

Garden Store

Brick and local clunch garden store, with power, light and water tap.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - F

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached house

Property Construction – Clunch

Number & Types of Room – Please refer to the floorplan

Square Meters - 126 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

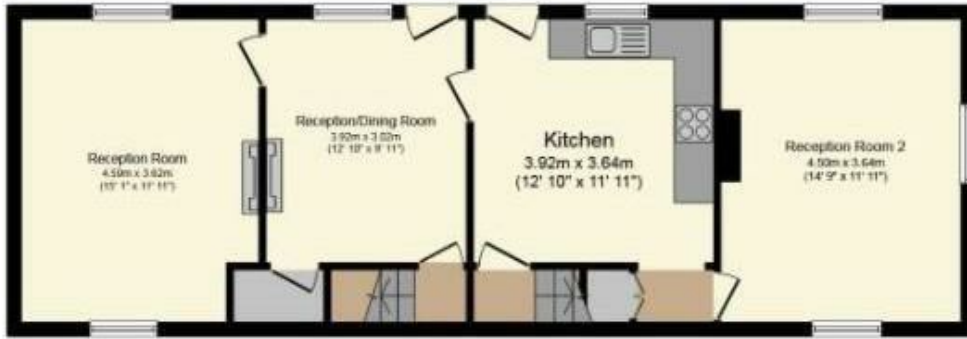
Broadband Connected - tbc

Broadband Type – Ultrafast available,

1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants – None that the vendor is aware of

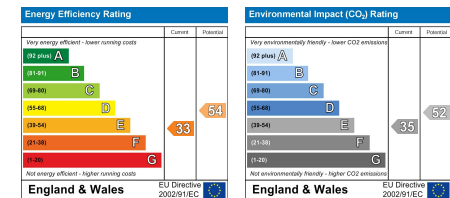
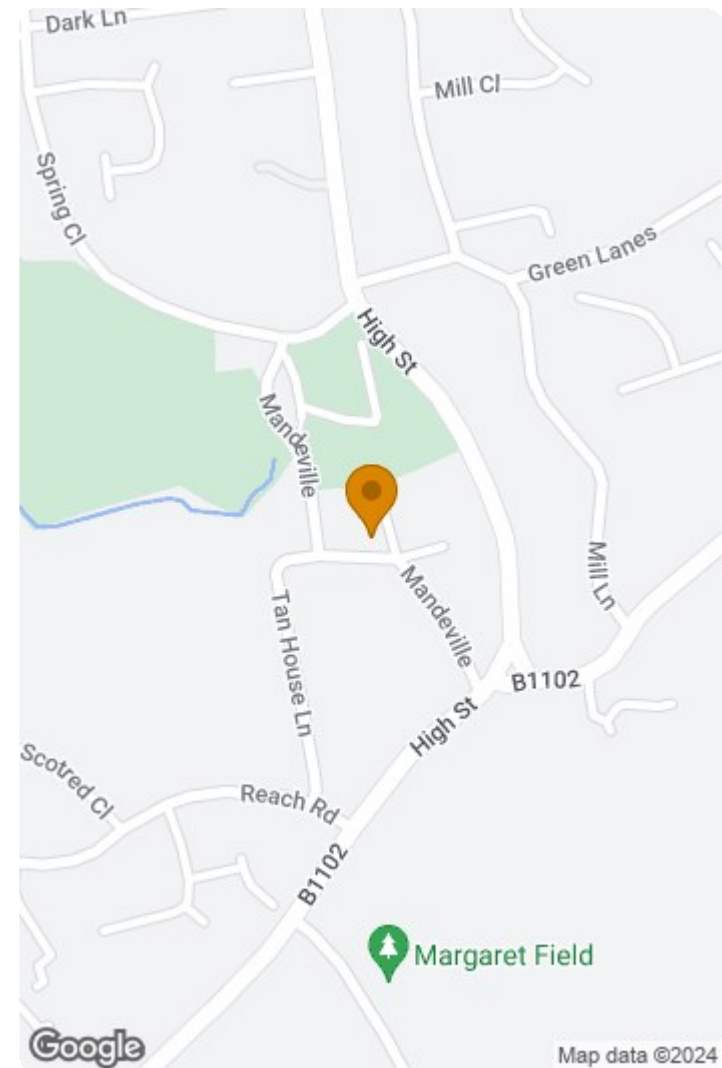


Ground Floor



First Floor

Total floor area 130.0 sq. m. (1,399 sq. ft.) approx



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.





