



**Spring Terrace, Weston Colville CB21 5PB**

**Guide Price £367,500**

# Spring Terrace, Weston Colville CB21 5PB

A stunning Victorian cottage built in the mid 1800's, full of charm and period character in the scenic village of Weston Colville.

Weston Colville is a small, picturesque village in Cambridgeshire, England, about 10 miles southeast of Cambridge. Surrounded by rolling countryside and farmland, it features a historic church, scattered cottages, and a strong rural community. The village hosts local events at the Reading Room and retains a quiet, traditional charm typical of East Anglian villages.

Accommodation includes a living room with original brick floor and fireplace, a fitted kitchen, dining room with views out over the garden, study, ground floor bathroom and three bedrooms.

Externally, to the front, the path leads to the door through an established hedge with established borders.

To the rear is an extensive and well stocked south-ease facing garden with a lawned area and raised pond. The garden winds its way to the back gate where there is a single stable block, shed/tack room and off road parking.

## This property must be seen to be fully appreciated.

### Sitting Room

14'1" x 14'1"

Charming sitting room with exposed brick flooring. Fireplace fitted with Chilli Penguin wood-burning stove with slate hearth. Built-in cupboards to the arched alcoves either side. Radiator. Openings to the kitchen and study.

### Kitchen

13'5" x 7'10"

Fitted with a range of eye and base level Shaker style cupboards with wooden work top over. Inset ceramic sink with mixer tap over. Space and connection for electric cooker. Space for American style fridge/freezer. Space and plumbing for washing machine. Attractively tiled splashbacks. Dual windows to the rear aspect. Quarry tiled flooring. Opening to sitting room. Access to attic storage. Doors leading to inner hallway and conservatory.

### Conservatory

15'5" x 11'5"

Charmingly presented conservatory, currently used as a dining room. LVT wood flooring. Electric heater. French doors leading to the rear garden. Door leading to kitchen.

### Study

14'1" x 7'2"

Spacious study offering a variety of uses. Access to under stair storage. Radiator. Window to the front aspect. Opening to the sitting room.

### Bathroom

Modern, Victorian style white suite, comprising low level W.C., pedestal hand basin and generous, attractively tiled walk-in shower. Tiled flooring. Door to inner hallway.

### Inner Hallway

With doors leading to the bathroom and kitchen. Stairs leading to the first floor landing. Quarry tiled flooring.

### Landing

With doors leading to all bedrooms. Access to attic storage. Stairs leading to the ground floor.

### Bedroom 1

11'5" x 10'5"

Double bedroom with wooden feature wall. Built-in wardrobe. Window to the front aspect. Radiator. Door to landing.

### Bedroom 2

11'1" x 6'10"

Well proportioned bedroom with window to the front aspect. Radiator. Door to landing.

### Bedroom 3

8'6" x 6'10"

Charming room with window to the rear aspect. Built-in wardrobes. Radiator. Door to landing.

### Outside - Front

Lawned areas with a central gravelled pathway leading to the front doors. Some mature planting.

### Outside - Rear

Delightful south-east facing garden mainly laid to lawn with well stocked, established shrub and tree planting. Raised pond to the rear of the house. French doors leading to the conservatory. Access gate to the rear, which leads to a single stable block with shed/tack room. Off road parking accessed via the lane with the potential for adding a carport.

### Stable Block

approx. 9'10" x 19'8"

Single stable block with shed/tack room. Extended foundations provide off road parking to the rear with potential for a carport, accessed via the lane.

## PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - D (South Cambs)

Property Type - Terraced House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 88 SQM

Parking - Off Road to the Rear

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

Broadband Type - Ultrafast available, 1800Mbps download, 220Mbps upload

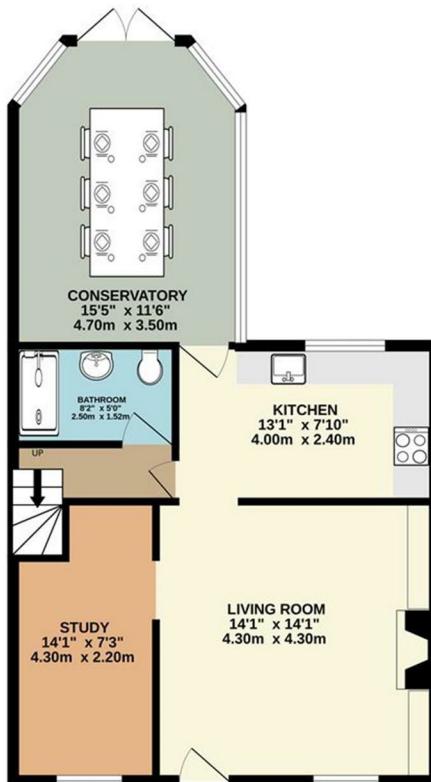
Mobile Signal/Coverage - Ofcom advise likely on all networks

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

## Location

Weston Colville is a small, picturesque village in Cambridgeshire, England, about 10 miles southeast of Cambridge. Surrounded by rolling countryside and farmland, it features a historic church, scattered cottages, and a strong rural community. The village hosts local events at the Reading Room and retains a quiet, traditional charm typical of East Anglian villages. Lower Wood Wildlife Trust nature reserve is an approx. 10 minute walk. The Chestnut Tree free house pub in the village of West Wrating is approx. a 30 minute walk/5 minute drive. Convenience store can be found in the neighbouring village of Balsham, approx. 5 minute drive. There are excellent commuter links with a direct bus to Cambridge City via Addenbrookes hospital. Dullingham station is approx. 10 minute drive with regular services to Cambridge and Newmarket. Cambridge City is approx. a 20 minute drive. Schooling: Burrough Green CofE primary academy is approx. 1.9 miles, with secondary schooling provided at Linton Village College, approx. 5.4 miles.

GROUND FLOOR  
824 sq.ft. (76.5 sq.m.) approx.

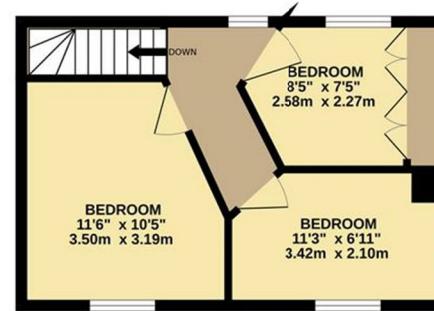


TOTAL FLOOR AREA: 1132 sq.ft. (105.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



- **Mid 1800's Charming Victorian Terrace House**
- **Fitted Kitchen**
- **Delightful Sitting Room**
- **Lovely Conservatory**
- **Study**
- **First Floor Bathroom**
- **Three Bedrooms**
- **Charming Rear Garden**
- **Highly Regarded Village Location**
- **Viewing Highly Recommended**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

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