

2 Long Row, Boxworth,  
Cambridge, CB23 4NA

**Guide price £550,000**



## 2 Long Row

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- 3 bedroom cottage with annexe
- Beautifully restored and extended
- Off road parking

A beautiful, Grade II listed cottage, extended and refurbished to create a stunning family home with a large annexe in an attractive and quiet village about 7 miles northwest of Cambridge.

This deceptively large cottage has been extended, painstakingly refurbished, and restored by the current owners, the result of which is quite remarkable. They have blended period charm with modern comfort and efficiency perfect for family life.

The accommodation includes a snug with an inglenook fireplace with a wood burner and original cupboards on either side. The snug leads to the sitting room, a recent extension, with a striking curved and panelled ceiling, exposed Glulam beams, a picture window to the garden and bi-fold doors. fitted cupboards provide storage and a clever "pullout" office space. There is a dining room with oak flooring and a pretty brick fireplace. The kitchen has been refitted with high-quality fixtures including quartz worktops, a butler sink and Quooker boiling tap, and numerous integrated appliances. A rear lobby provides access to the garden and cloaks/utility room with WC and space for washer and drier.





There are two staircases, from the snug is bedroom one, a good double with fitted cupboards and a cleverly installed en-suite shower room. Bedrooms two and three are accessed from the kitchen staircase, as is the family bathroom, beautifully refitted with a shower over the bath, vanity basin, WC and attractive wall and floor tiling. Note: Bedrooms one and two have a connecting door enabling access from either staircase to the whole of the first floor.

The cottage has character wherever you look, almost every room has exposed beams - many have original string ties, fireplaces, exposed brickwork, and windows and doors are just some of the more obvious. The addition of cast iron radiators, the kitchen and bathroom choices and a sensitive, thought-through colour scheme, serve to create a truly special home.

Outside, at the front is a small open garden, The rear garden has been landscaped, and there is a large terrace adjoining the house plus a further covered BBQ area. There is plenty of lawn, a barked play area and a large workshop/shed. Right of way over the private, shared driveway, leads to the rear of the cottages where there is parking for two cars. Beyond the parking area is a good-sized outbuilding, converted to create office or annexe space. It comprises three rooms including a basic kitchen area, there is also a shower room.

**Agents notes:**

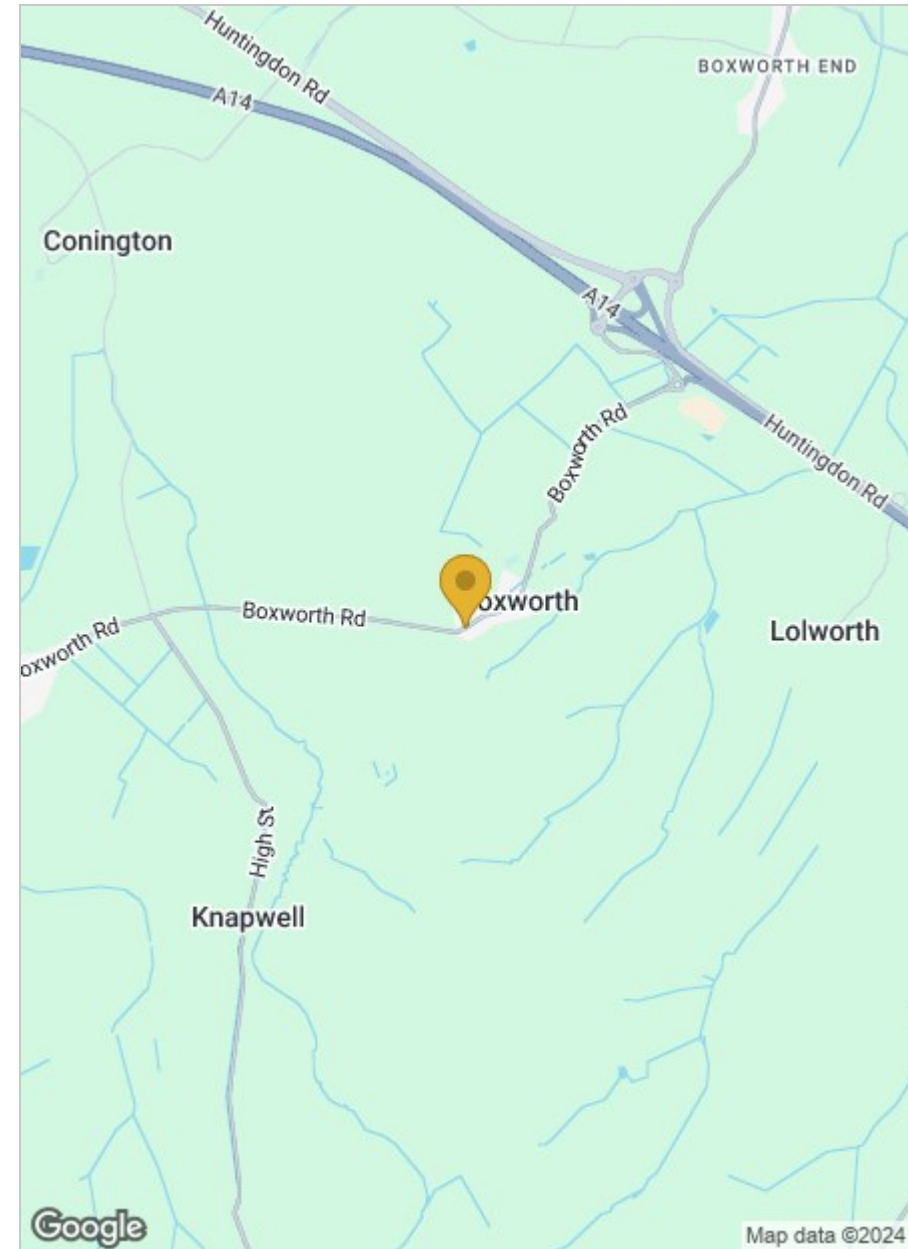
The maintenance of the driveway is shared with the neighbouring houses. The house was completely rethatched with long straw about 10 years ago.



## Floor Plan



## Area Map



Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band:

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