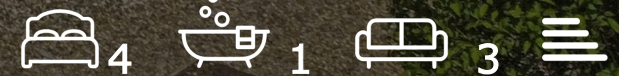


14 West Street, Comberton,  
Cambridge, CB23 7DS

Guide price £400,000





## 14 West Street

Comberton, CB23 7DS

- Surprisingly spacious 3/4 bedroom home
- Versatile layout
- Air source heat pump

A village cottage of 1350 sq. ft, with versatile accommodation across three floors including 3/4 bedrooms, and a small, pretty garden, yet only 4 miles from Cambridge.

This Grade II listed cottage is rather deceptive and despite dating back to the 1600s it is remarkably well suited to modern life and for those wanting a practical homeworking space.

The hallway has a lovely brick floor, the sitting room has wood flooring an open fireplace and exposed wall beams and open studwork to the family room. The dining room also has a brick floor and there is a fireplace (blocked), the kitchen is well-planned and has solid wood worktops, an electric range cooker and a quarry tile floor, there is also a door to the garden. There is also a useful cloakroom/utility with a WC. A small snug, off the dining room, has stairs to the first floor.

On the first floor, there are two bedrooms, a large, refitted bathroom with a shower over the bath and exposed beams. The main bedroom is a good size and has a large, easy-to-access loft storage space.







Stairs from the landing lead to the second floor and bedroom three which has plenty of eaves storage and a door to the home office/bedroom four, both these rooms are a good size and have vaulted ceilings. All the rooms on the first and second floors have exposed beams.

To lower the environmental impact of the home the owners recently installed an air source heat pump to run the central heating, this work included upgrading all the radiators, there is also secondary double glazing.

Outside, there is a driveway shared with two neighbours at the side of the house, which leads to the rear garden, although small it is low maintenance and has pretty hedging, raised planters and a log store, there is artificial grass.

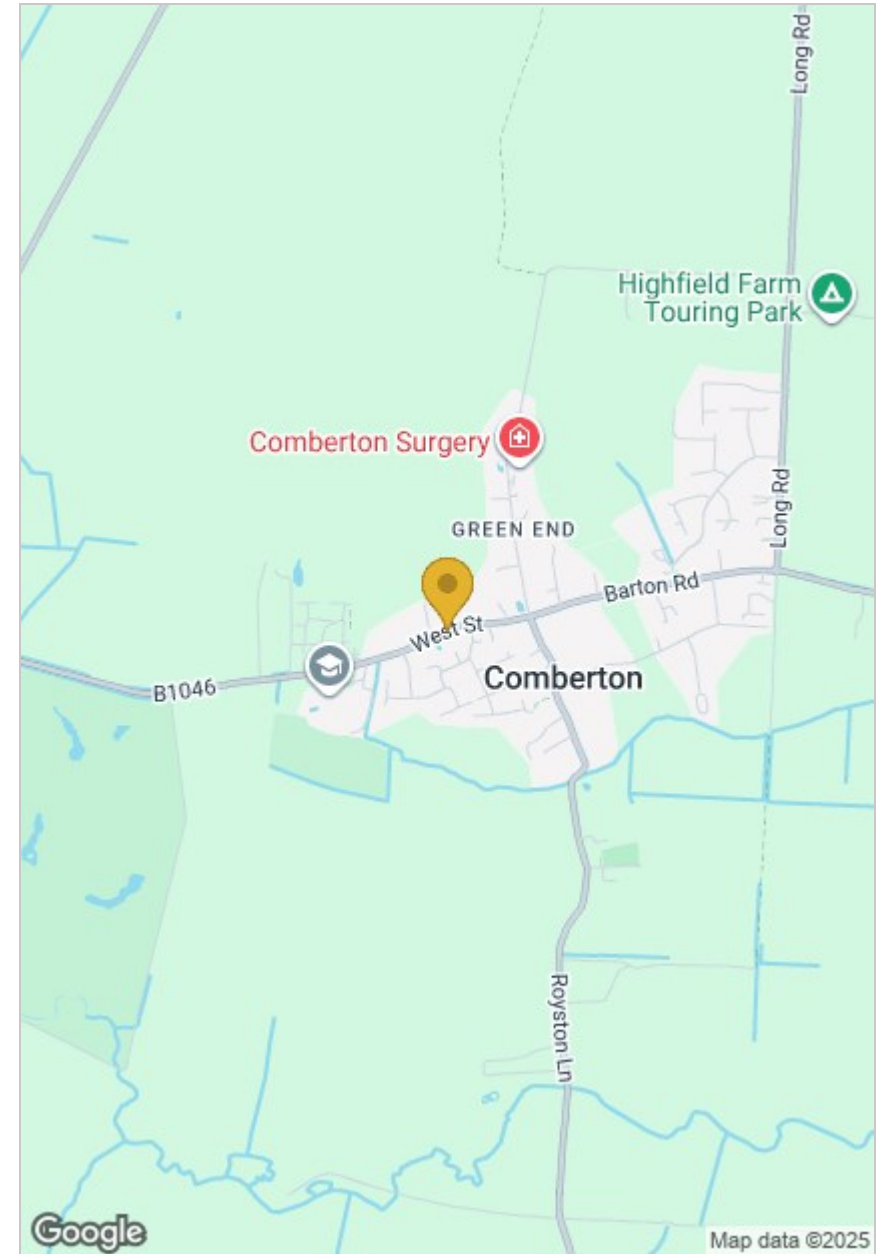
Comberton is a popular and well-served village located to the west of Cambridge. Access to the city is easy by car, and there are also various cycle routes. There is local convenience shopping in the village and plenty of additional options in the surrounding area. Schooling is excellent with both primary and secondary facilities in the village.



## 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: D

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