



Tollgate Cottage
Burwell, Cambridgeshire

**DAVID
BURR**



Tollgate Cottage, 8 Hythe Lane, Burwell, Cambridge, CB25 0EH

Burwell is a thriving village approximately 4 miles from the historic racing town of Newmarket. This popular village offers an extensive array of amenities to include pubs, restaurants, shops, medical centre, hairdressers, schools, church and recreational facilities. A wider range of amenities are available in nearby Newmarket which is approximately 4 miles from the village and which provides rail links to both Cambridge and London.

This charming detached grade II listed “Chocolate Box” cottage is situated in a sought-after location in the well served village of Burwell within walking distance of a range of amenities and countryside walks including Wicken Fen. The property has retained a wealth of original period features including fireplaces and exposed beams which are complimented by a modern kitchen and bathrooms with an impressive extension to the rear, all set within mature gardens with off road parking and a detached studio/office.

A charming detached Grade II listed “chocolate box” cottage within walking distance of amenities.

Ground Floor

SITTING ROOM A charming room, featuring fireplace recess with brick hearth and leaded light window to the front.

SNUG Another cosy room featuring a brick fireplace and tiled hearth and outlook to the front.

KITCHEN / BREAKFAST ROOM The hub of the home, the kitchen is fitted with extensive range of units under quartz worktops, with a sink inset. Appliances include an integrated fridge freezer, dishwasher and space for a range cooker. The central island provides further storage and a breakfast bar, open plan through to the:

DINING ROOM Enjoying a triple aspect with vaulted ceiling and French doors leading to the rear. From the kitchen there is a pull-down ladder leading to a useful mezzanine/hobby room, with storage cupboard.

REAR LOBBY A spacious area with built in cupboards and storage leading to:

FAMILY ROOM A lovely light room forming part of the modern extension to the rear of the property enjoying a double aspect with oak flooring and Bi fold doors opening to the garden.

CLOAKROOM WC and hand wash basin.

UTILITY ROOM Fitted with a range of units under worktops with sink and drainer inset with plumbing for a washing machine, space for a tumble dryer and large cupboard housing the pressurised water cylinder.

First Floor

LANDING With window to the side aspect and doors to:

PRINCIPAL BEDROOM Forming part of the modern extension to the rear of the property a spacious vaulted double aspect room with fitted wardrobes and outlook over the garden.

EN SUITE Tastefully fitted with white WC, wash basin and tiled shower cubicle heated towel rail and extensively tiled walls and floor.

BEDROOM 2 A charming double aspect room with exposed beams and built in cupboard.

BEDROOM 3 With exposed beams and bespoke built in wardrobes.

SHOWER ROOM Stylishly fitted with a white WC, wash basin tiled shower cubicle, heated towel rail and extensively tiled walls and floor.

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Outside

The property sits along a quiet lane just a short walk from the heart of the village and is approached by a gravel driveway providing parking with a useful **office/studio** with light and power connected.

The gardens are an asset to the property having been thoughtfully designed and landscaped by the current vendors to create a variety of private sitting and dining areas leading up to the lawn which is interspersed with a range of mature trees including plumb and silver birch surrounded by well stocked beds and borders. There are three useful garden sheds and storage area to the side with additional pedestrian gate leading to the front.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band TBC.

LOCAL AUTHORITY: East Cambridgeshire District Council

COUNCIL TAX BAND: Band D (£2,258.85 per annum).

TENURE: Freehold. The property is Grade II listed: Entry Number: 1310311.

THATCH INFORMATION: The thatch is in very good order having been re-ridged and having substantial maintenance back in 2018.

WHAT3WORDS: relegate.powering.acclaimed

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes/No. Speed: Up to 1000 mbps download, up to 100 mbps upload.

Phone Signal: Yes, likely with all major providers.

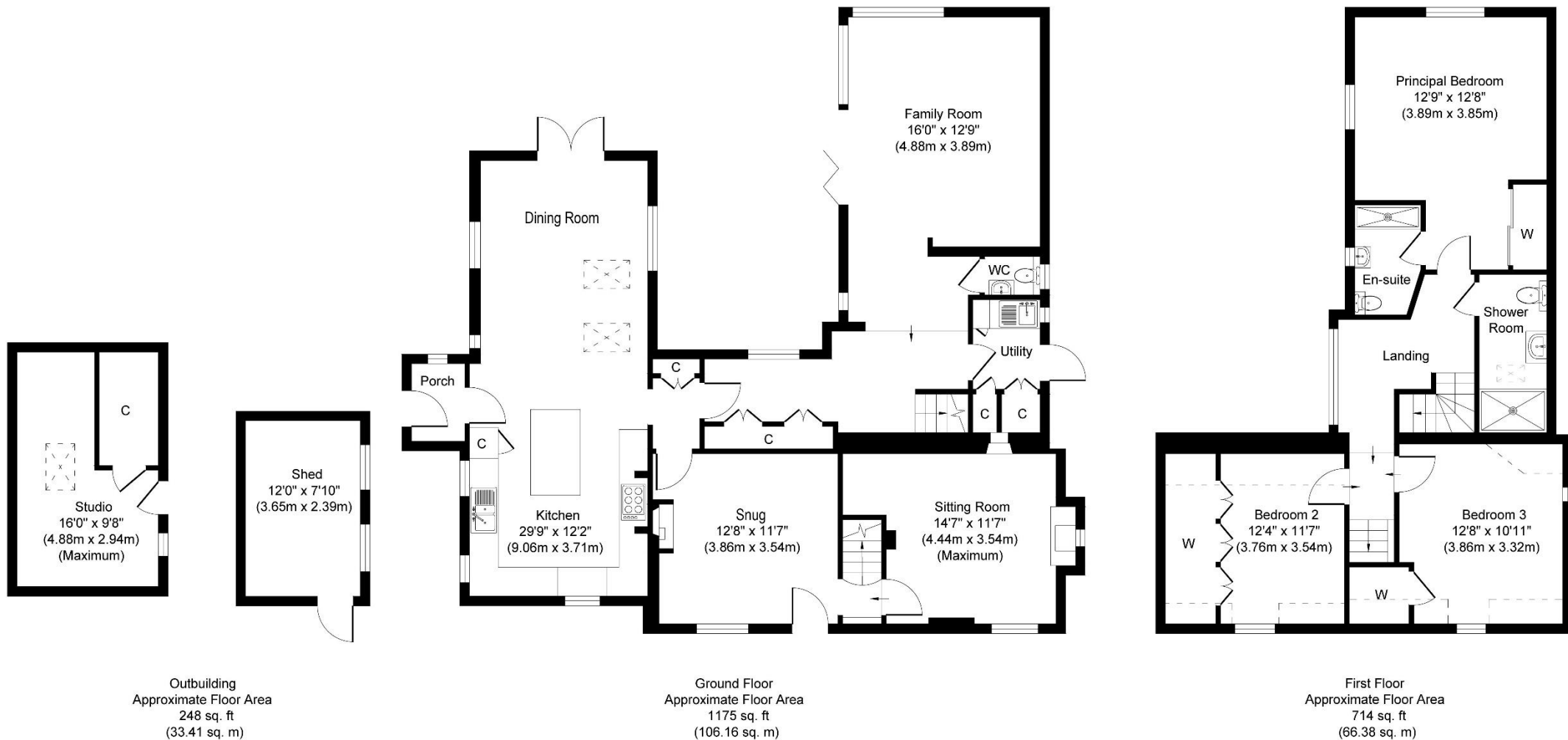
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VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



