



Hollow Hill, Haverhill, CB9 7SH

CHEFFINS

Hollow Hill

Withersfield, Haverhill,
CB9 7SH

- Charming Detached Period Cottage
- Beautifully Presented Throughout
- One Double Bedroom
- Dining Area
- Driveway
- Village Location
- Close To Open Fields

A truly charming one bedroom detached Grade II listed cottage, meticulously improved and situated within the popular village of Withersfield. The property enjoys many fine period features including a wonderful Inglebrook fireplace, handcrafted Kitchen, Dining Area and drive way.

1 1 2



Guide Price £310,000



LOCATION

Withersfield: The charming and picturesque village of Withersfield with its fine church, village green and public house is within easy reach of the A1307 and is located a short distance from the thriving market town of Haverhill. The A1307 provides an easy link to Cambridge (14 miles), M11 (10 miles), Saffron Walden (13 Miles) and Bury St Edmunds (15 miles).

GROUND FLOOR

ENCLOSED PORCH

Tiled flooring, open plan to:

SITTING ROOM

5.30m (17'5") max 14'4" to front of Fireplace x 3.34m (10'11") Two windows to front, inglenook fireplace with wood burner, bespoke wooden units and shelving adjacent the chimney space, under floor heating, stairs to first floor, under stairs storage cupboard.

SHOWER ROOM

Fitted with three piece suite comprising shower area, pedestal wash hand basin, low-level WC and heated towel rail, extractor fan, under floor heating.

KITCHEN

3.51m x 2.52m (11'6" x 8'3") max. Fitted with a matching range of hand crafted base and eye level units with granite worktop space over with mixer tap butler style sink, space for fridge/freezer, electric oven range with extractor hood over, window to side, under floor heating, open plan to Dining Area, door to storage cupboard with plumbing for washing machine.

DINING AREA

3.51m x 3.38m (11'6" x 11'1") max. Dual aspect windows, electric panel heater, door to garden.

FIRST FLOOR

BEDROOM

3.53m x 3.04m (11'7" x 10') Window to front, an array of handcrafted bespoke wardrobes.

OUTSIDE

The property has a pleasant courtyard garden with steps leading up to a paved seating area. There is a timber wooden shed which will remain.

DRIVEWAY

To the front of the property is a driveway that provides off road parking.

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Banding - C

VIEWINGS

By appointment through the Agents.

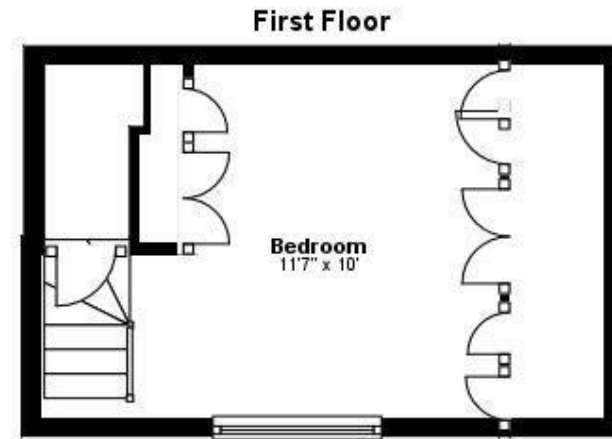
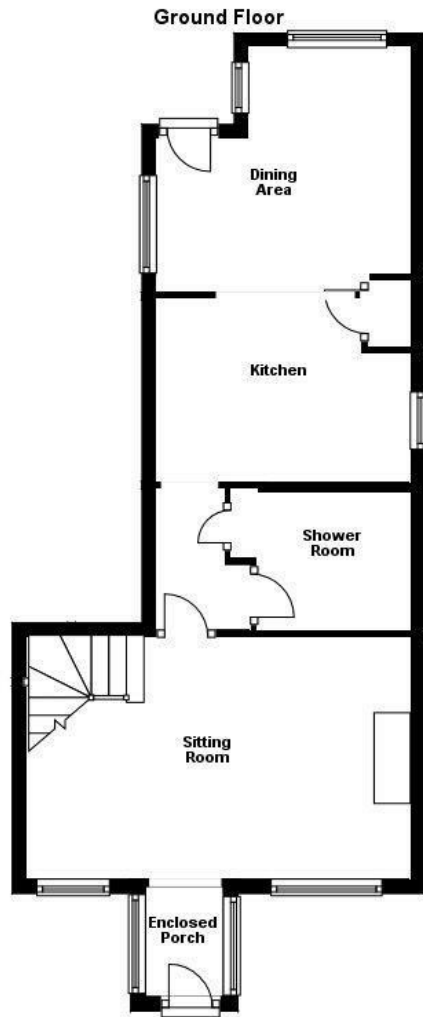
SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.





27A High Street, Haverhill, CB9 8AD | 01440 707076 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.