



Carlton Green, Carlton, CB8 9LE

CHEFFINS

Carlton Green

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CB8 9LE

- Grade 2 Listed Detached Cottage
- 3 Reception Rooms
- 3/4 Bedrooms
- Exceptional Character
- Delightful Gardens
- Outstanding Rural Location

A charming Part 17th Century detached cottage with a wealth of original character and standing in an idyllic rural location with far reaching views over open countryside. The cottage is beautifully presented and sympathetically extended and benefits from a modern fitted kitchen/breakfast room, 3 reception rooms with exposed timbers and fireplaces and 3 bedrooms and a shower room on the first floor. Further features include beautifully maintained cottage gardens and a detached garage.

3 2 3

Guide Price £625,000





LOCATION

CARLTON is conveniently placed for access to major routes including the A14 and A11 which links to the M11 motorway. The horseracing town of Newmarket is about 8 miles away and the university city of Cambridge about 13 miles distant.

SIDE ENTRANCE HALL

with cupboard storage, tiled flooring.

CLOAKROOM

with low level WC.

SHOWER ROOM

with a walk-in shower cubicle, hand basin, storage cupboard.

UTILITY

with space and plumbing for washing machine and space for tumble dryer.

KITCHEN/BREAKFAST ROOM

with a range of modern fitted base and wall mounted units, granite worktops with inset double ceramic sink and separate preparation sink, freestanding dual fired range with extractor over, exposed beams, tiled flooring, walk-in pantry cupboard.

LIVING ROOM

with a wealth of exposed beams, fireplace with wood burning stove, exposed brickwork and bressummer beam, front entrance door, door with stairs leading to the first floor.

DINING ROOM

with exposed beams, fireplace with wood burning stove and exposed brick surround.

REAR HALLWAY

leading to;

GARDEN ROOM/BEDROOM 4

A double aspect room with fireplace with gas fired wood burner and bressummer beam, pair of French doors leading to the rear garden.

FIRST FLOOR

LANDING

with eaves storage and leading to;

BEDROOM 2

with sloping ceilings, large built-in cupboard, dormer window to the front aspect.

BEDROOM 3

with sloping ceilings, built-in cupboard, dormer window to the front aspect.

BEDROOM 1

with sloping ceilings, dormer window to the front aspect, access to;

ENSUITE SHOWER ROOM

with restricted ceiling height and sloping ceilings, walk-in shower, hand basin, low level WC.

OUTSIDE

The property is delightfully situated in a rural location surrounded by open farmland. To the front of the property is an attractive cottage garden with established hedge, shrub and flower borders. A pair of gates to the right hand side leads to a driveway and access to a DETACHED MODERN GARAGE with electrically operated door to the front, pedestrian door to the side and attic storage space above.

A gated side access leads to beautifully maintained landscaped side and rear gardens laid to lawn with a paved patio area and a raised timber decking, a wealth of established trees, shrubs and flower borders, timber work shop and storage shed, summerhouse, vegetable garden with raised beds, further side access leading to the front garden.

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - E

Property Type - Grade 2 Detached Cottage

Property Construction - Brick and timber frame

Number & Types of Room - Please refer to the floorplan

Square Footage - 1,820

Parking - Garage and Driveway

Utilities / Services

Electric Supply - Mains

Water Supply - Mains and private well

Sewerage - Private Septic Tank

Heating sources - Oil fired heating and wood burners.

Broadband Connected - Yes

Broadband Type - Fibre to the Property

Standard (Highest available download speed 3 Mbps, Highest available upload speed 0.4 Mbps) / Superfast - Not available /

Ultrafast (Highest available download speed 1000 Mbps, Highest available upload speed 220 Mbps)

Mobile Signal/Coverage - Good (Likely with Vodafone) Mast located 1 kilometre away

Listed - Grade 2

Restrictions - We have been made aware this property does contain restrictive covenants - please refer to the land registry title for more information.

Building Safety - The vendor has made us aware that, to the best of their knowledge, there is no asbestos present at the property, there is no unsafe cladding present at the property and that the property is not at risk of collapse.

Accessibility / Adaptations - The vendor has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.







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Local Authority - South
Cambridgeshire





Approximate Gross Internal Area 1820 sq ft – 169 sq m
 Ground Floor Area 1215 sq ft – 113 sq m
 First Floor Area 605 sq ft – 56 sq m
 Garage Area 119 sq ft – 11 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.