



Cross Green, Dullingham, CB8 9XH

CHEFFINS

Cross Green

Dullingham,
CB8 9XH

- Detached Period Cottage
- 4/5 Bedrooms
- 1 Bedroom Self Contained Annexe
- Delightful Semi-Rural Location
- Stunning Views over Paddocks
- Gardens of 0.59 Acre (sts)

A truly outstanding 4 bedroom detached period cottage with a self contained 1 bedroom annexe standing in a beautiful semi-rural setting with superb views over Paddocks and a stud. The cottage retains significant character and sits in a plot of approximately 0.59 acres.

4 4 5

Guide Price £799,995





LOCATION

DULLINGHAM is a picturesque village 4 miles from the horse racing town of Newmarket and 12 miles east of Cambridge. Amenities include several good primary schools, 2 public houses and a community centre with Post Office and shop. Dullingham also benefits from easy access to major roads such as the A11, A14 and M11 and Granta Park and Science Park in Cambridge. Its train station is situated on the Cambridge to Ipswich line and main line direct services to London can be easily reached from Whittlesford Parkway via the A11.

ENTRANCE HALL

with Indian sandstone flooring.

CLOAKROOM

with a low level WC, hand basin, Indian sandstone flooring.

SITTING ROOM

A delightful double aspect room with a fireplace at either ends with quarry tiled hearths and exposed brickwork (one fireplace with a wood burning stove, the other is currently boarded off), brick flooring, exposed period timbers, doors at either ends leading to two staircases to the first floor accommodation.

KITCHEN

with a range of fitted base and wall mounted cupboards, ceramic sink and drainer with mixer tap, Indian sandstone flooring, a double electric Range (available by separate negotiation) with fitted extractor hood over, opening leading to the dining room.

UTILITY ROOM

with fitted base cupboards, oil fired central heating boiler and tiled flooring.

DINING ROOM

with Indian sandstone flooring, wood burning stove and a pair of French doors overlooking the garden.

SIDE HALLWAY

with a built-in storage cupboard, Indian sandstone flooring.

OFFICE/BEDROOM 4**BATHROOM**

with a bath with shower over, hand basin, low level WC, Indian sandstone flooring.

PLAY ROOM

with aspect over the garden.

PRIMARY BEDROOM

An attractive double aspect room with a pair of French doors looking down the garden.

ENSUITE SHOWER ROOM

with a tiled shower cubicle, hand basin, low level WC, tiled flooring.

FIRST FLOOR**BEDROOM 2**

(approached from the sitting room stairs) with sloping ceilings and exposed wood flooring, door leading to;

JACK & JILL SHOWER ROOM

with a shower cubicle, hand basin, low level WC, further door leading to;

BEDROOM 3

(accessed via a second staircase from the sitting room) with wood flooring and sloping ceilings.

ANNEXE ACCOMODATION

with a double doorway leading from the sitting room.

LIVING ROOM/BEDROOM**KITCHEN**

with a sink with cupboard storage under, dual ring ceramic hob, separate external access from the driveway outside.

SHOWER ROOM

with a shower cubicle, hand basin, low level WC.

OUTSIDE

The property is delightfully situated in a highly sought after location on the edge of the village with stunning views to the front, side and rear over Paddocks.

Entrance to the property is via a large shingled driveway leading to a double garage. To the front and side of the cottage are attractive well maintained gardens with established hedge boundaries adjoining a small stream with paved patio areas, a timber pergola with a climbing vine, small wildflower meadow and a range of established fruit trees.

DOUBLE GARAGE

with 2 up and over doors to the front. Separate store room to the side.

SALES AGENTS NOTES

Property Construction – Part old lath and plaster and part new brick (older part of the cottage is timber framed and has external insulation)
Sewerage – Private Septic Tank
Solar Panels Installed in 2007 – Owned Outright.


For more information on this property, please refer to the Material Information Brochure on our website.









Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Guide Price £799,995
 Tenure – Freehold
 Council Tax Band – F
 Local Authority – East Cambridgeshire



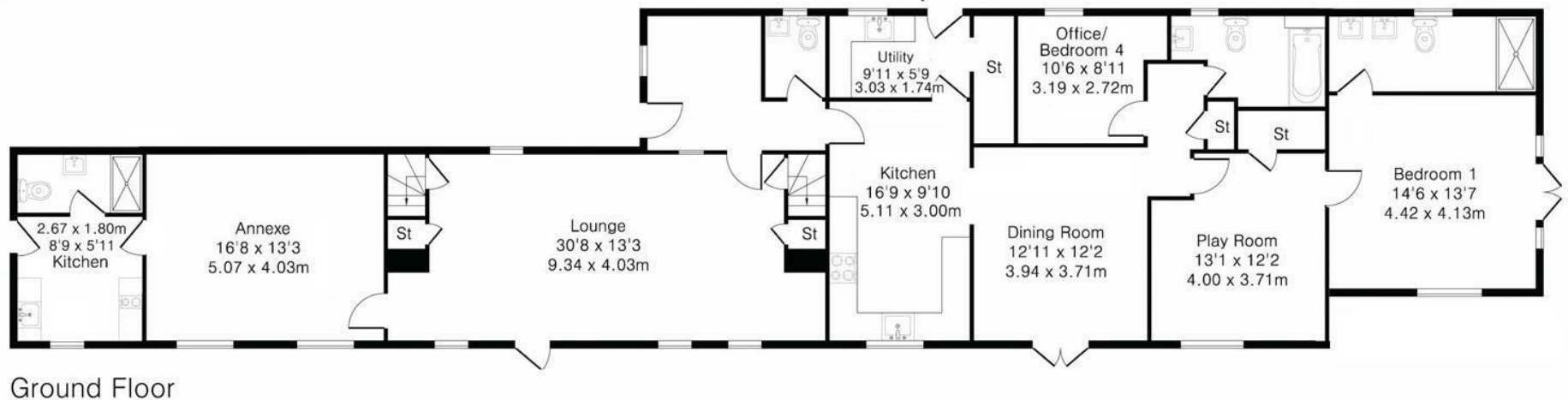
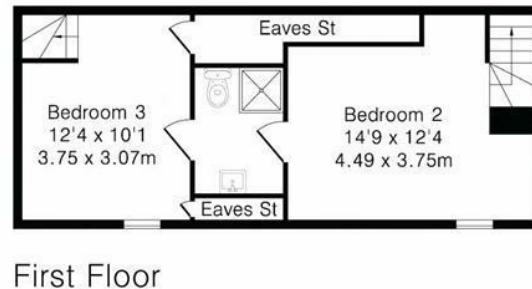
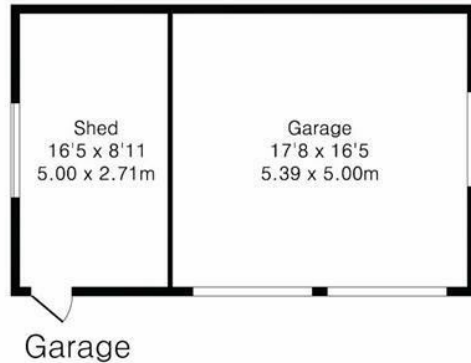


Approximate Gross Internal Area 2244 sq ft – 208 sq m

Ground Floor Area 1910 sq ft – 177 sq m

First Floor Area 334 sq ft – 31 sq m

Garage Area 440 sq ft – 41 sq m





Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.

