



Church Lane, Burwell, CB25 0AQ

**CHEFFINS**



## Church Lane

Burwell,  
CB25 0AQ

- Detached Period Cottage
- 3/4 Bedrooms
- 3 Reception Rooms
- Garage & Driveway
- Office/Studio
- Enclosed Cottage Style Gardens
- Over 1,600 sq ft of Accommodation

A delightful detached and extended 3/4 bedroom unlisted period home nestled in a sought after location with picturesque views of the historic St Mary's Church. The property retains much of its original character, including exposed ceiling and wall timbers, vaulted ceilings and an inglenook fireplace, while featuring modern updates such as a sun room with bi-folding doors and large skylight, a contemporary kitchen with central island, gas central heating and solar panels to the rear elevation. Additional benefits include beautiful cottage style gardens, a driveway with detached garage and a separate office with potential to be converted to a fourth bedroom (stp). Viewing Recommended.

4 2 3

**Offers In Excess Of £600,000**







## LOCATION

BURWELL is a highly sought after village, well situated for access to Newmarket (5 miles) and Cambridge (13 miles) business parks and rail stations offering services to King's Cross and Liverpool Street. The village benefits from a regular bus service and has an excellent range of facilities including a primary school, surgery, petrol station, Post Office, church, sports hall, public houses and a good range of shops. The village enjoys good access to the A14 and A11 both of which interconnect to the M11 motorway to London.

**ENTRANCE HALL**

with a stable style front entrance door overlooking the church, solid wood flooring, inset spotlights, storage cupboard housing the Worcester Gas Combi boiler.

**DINING ROOM**

with a cast iron radiator, exposed ceiling and wall timbers, wall uplighters, stained glass window looking into the kitchen, windows to the side aspects overlooking the Church and cottage style gardens.

**LIVING ROOM**

A beautiful dual aspect room, exposed wall and ceiling timbers, Inglenook style fireplace with exposed brickwork and large bressumer beam, herringbone style brickwork and raised gas remote controlled fire, stairs leading to the first floor, wall uplighters.

**KITCHEN**

A light and airy contemporary cottage style kitchen with a vaulted ceiling and a full length window to the rear aspect overlooking the gardens. The kitchen comprises a range of matching wall and base units with work surfaces over, built-in appliances including eye level AEG oven and Panasonic Microwave, built-in washing machine and built-in dishwasher, AEG 4 ring induction hob with extractor hood over, 1.5 bowl sink unit with mixer taps, centre island with seating area and further storage, 2 sunken power points in the island, solid wood flooring, radiator, stained glass window looking into the dining area, window to the bedroom and French doors opening onto the rear gardens.

**SUN ROOM**

A beautiful light room with bi-folding doors opening onto the rear gardens, tiled flooring, large full length skylight, radiator.

**BATHROOM**

with a low level WC, vanity wash hand basin with a water filter system, side panel bath with chrome taps and shower attachment over, glass shower screen, natural stone tiled flooring and walls, electric underfloor heating, heated chrome towel rail, inset spotlights, in-roof extraction/ventilation system.

**BEDROOM 2**

with a built-in wardrobe housing the solar panel battery unit, radiator, solid wood flooring, exposed ceiling timber, inset spotlights, window to the rear aspect.

**SHOWER ROOM**

with a wet room style walk-in shower with rainfall shower, wall mounted glass hand basin, low level WC, heated chrome towel rail, slate tiled flooring and walls, electric underfloor heating, inset spotlights, loft access, window to the side aspect, in-roof extraction/ventilation system.

**BEDROOM 3**

with integrated bookshelves and a foldaway desk, radiator, solid wood flooring, exposed ceiling timber, window to the front overlooking the cottage style gardens.

**FIRST FLOOR**

Access to the master bedroom suite incorporating an ensuite and dressing room.

**DRESSING ROOM**

Dual aspect with windows to the front and rear aspects, built-in storage, radiator.

**ENSUITE**

with a pedestal wash hand basin, low level WC, plumbing for a provisional shower (to be installed by the new owners), loft access, built-in storage, door through to;

**BEDROOM 1**

A superb vaulted room with exposed timbers, built-in eaves storage, window overlooking the kitchen, windows to the side and rear aspects.

**OUTSIDE**

Established cottage style gardens enclosed by timber fencing, mainly laid to lawn with a patio seating area, natural pond, flower and shrub borders, timber built shed, raised flower beds and an array of mature shrub borders.

The front of the property overlooks the church with a further cottage style garden with an array of flower and shrub borders, enclosed by clunch walls with trellis to the Church side and with gated access.

**DETACHED GARAGE**

with an electric door, electric fired heating, power and light, in-roof ventilation system.

A laid to shingle driveway with parking for approx. 4 cars, an electric car charging point and gated access into the gardens.

**OFFICE/STUDIO**

Potential to be converted to fourth bedroom/annex (subject to the relevant planning permissions) with laminate flooring, Fujitsu bidirectional heating and cooling air source unit, power and light (fixed underground network and power from Bedroom 1), inset spotlights, door to the side and double doors opening onto the rear garden, stairs leading up to the mezzanine floor which is a fantastic space and could be used for a variety of uses with 2 velux windows and a large window overlooking the rear garden.

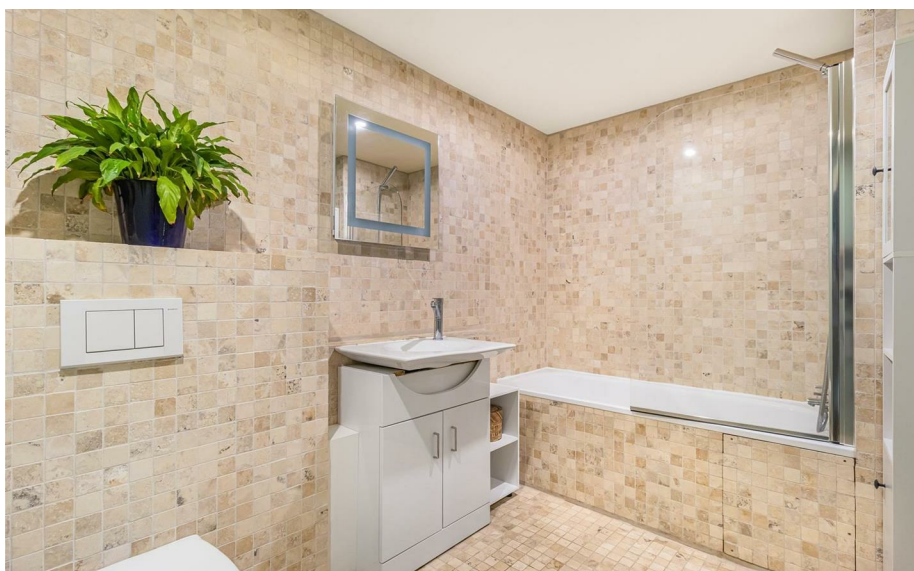
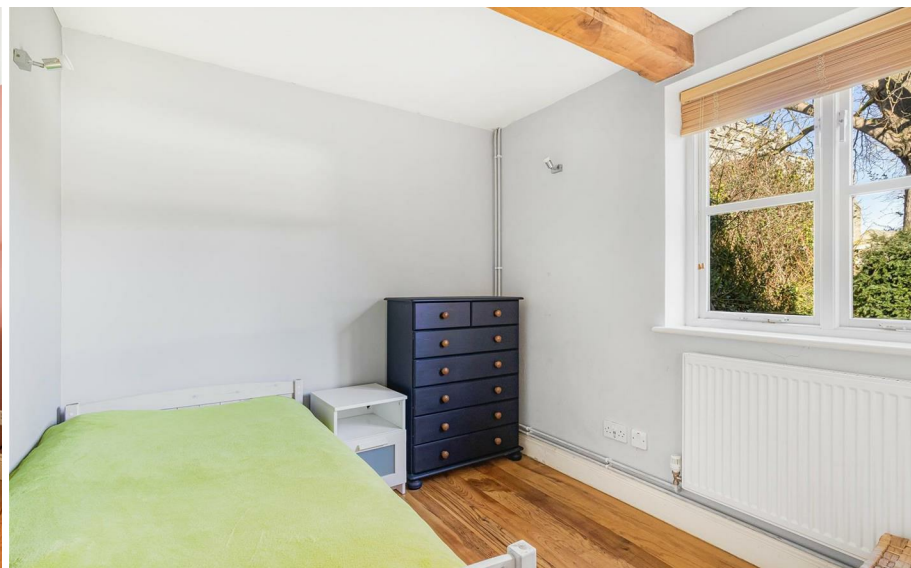
**SALES AGENTS NOTES**

Please note the property is constructed from Clunch and brick and is located in Burwell conservation area.

Solar panels were installed in 2023 on the rear elevation of the property and are owned outright.

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




















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Offers In Excess Of £600,000

Tenure - Freehold

Council Tax Band - C

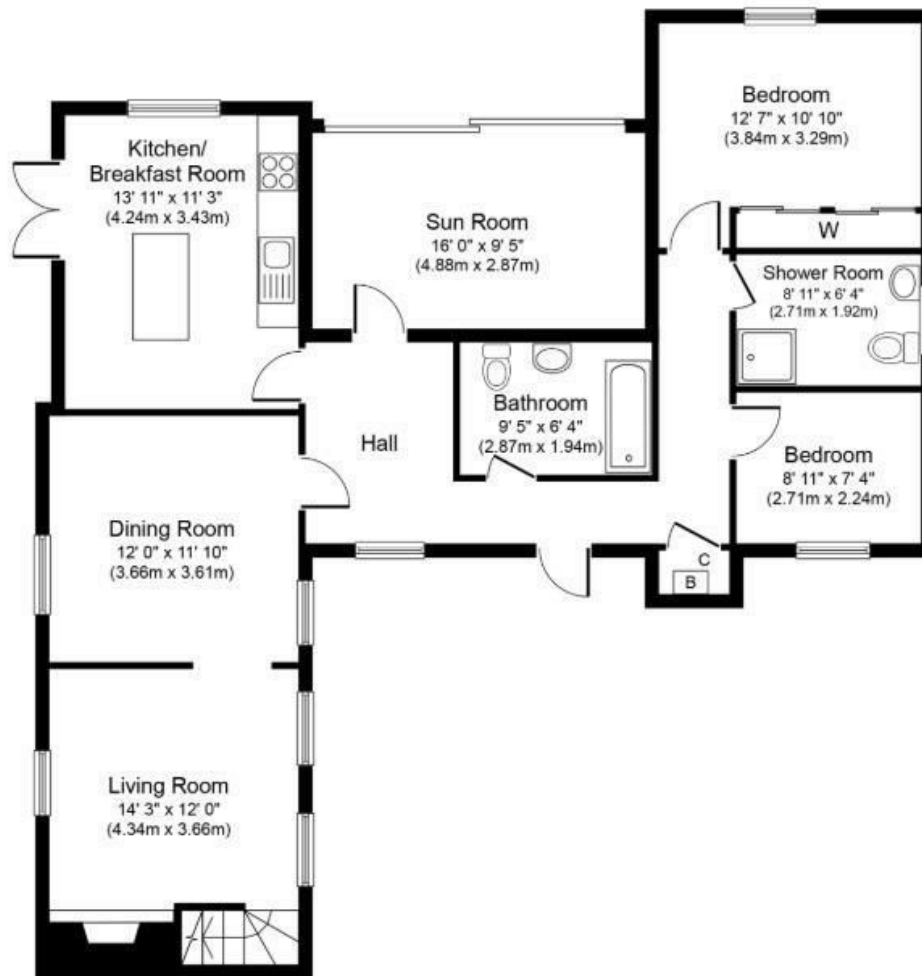
Local Authority - East Cambridgeshire



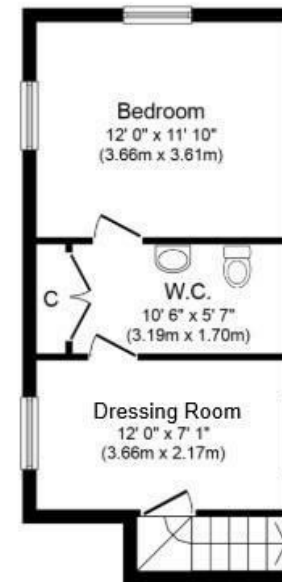




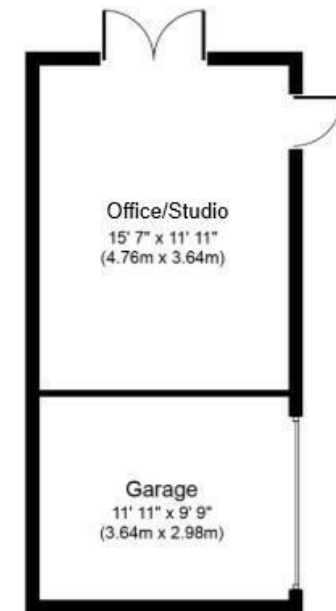




**Ground Floor**  
Approximate Floor Area  
**1,373 sq. ft.**  
**(127.5 sq. m.)**



**First Floor**  
Approximate Floor Area  
**302 sq. ft.**  
**(28.0 sq. m.)**



**Outbuilding**  
Approximate Floor Area  
**309 sq. ft.**  
**(28.7 sq. m.)**

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.

Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)





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.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://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.

