Eaden Cottage, High Street, Fowlmere, SG8 7SR

Guide Price £760,000 Freehold

REDMAYNE ARNOLD & HARRIS

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01223 800860

A RARE OPPORTUNITY TO ACQUIRE A CHARMING GRADE II LISTED COTTAGE, EXTENDING TO APPROXIMATELY 2110 SQFT AND SET WITHIN STUNNING GARDENS AND GROUNDS, POSITIONED IN THE HEART OF THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 3 bedroom, 3 bathroom detached cottage
- 0.25 acre plot
- Kitchen/breakfast room plus utility room
- Built in the 17th century
- Council tax band - G
- 2116 sqft / 196 sqm
- 3 reception rooms plus study
- Oil-fired central heating
- Inglenook fireplaces and exposed timbers
- Detached double cart lodge and double length store/garage

Eaden Cottage is a a stunning Grade II Listed seventeenth century cottage , extended in the 1880s and partially re-built in 2006 offering all the character and charm of yesteryear with all of today's modern conveniences and ease of maintenance. There are a wealth of original re-claimed features including exposed timber beams, inglenook fireplaces and in the Victorian extension, there are sash windows. The property is located in the centre of the village, however as it is approached via a long private driveway with electric gates, the property enjoys a feeling of total seclusion and is not visible from the High street.

The accommodation comprises a generous, welcoming reception hall with vaulted ceiling, stairs to first floor accommodation, exposed timbers, fitted coat cupboard and a bathroom just off. There are three reception rooms and these include a sitting room with beautiful inglenook fireplace with inset wood burning stove and a secondary staircase, drawing room with sliding glazed doors to the dining room which in turn has bi-folding doors to the garden. The kitchen/breakfast room is fitted with a range of solid oak cabinetry, ample granite working surfaces with inset single sink unit with bevel drainer, mixer tap, five ring induction hob, double oven, plate warmer and space for a dishwasher. Off the kitchen is a handy utility room with space for an American style fridge/freezer and also accommodating the usual white goods plus a door to outside.

On the first floor, off the landing, there is a large dual aspect master bedroom with fitted wardrobe cupboards, oak flooring and an en suite shower room. Off the inner landing are two further double bedrooms, both with oak flooring and a family bathroom with exposed brick chimney breast and timber beams. The inner landing can also be accessed via the secondary staircase.

Outside the property is approached via a long block paved driveway to a resin-bonded parking area, comfortably accommodating six or seven cars and this opens to a detached double cart lodge constructed in 2019/2020 with EV charger and external power points. The garden wraps around the garden and enjoys excellent levels of privacy. There is a shaped and manicured lawned area, well stocked flower and shrub borders, gated access leads to a further lawned garden, again with flower and shrub borders and this opens to a generous paved terrace with shingled borders and ideal for alfresco dining. There is a timber shed, greenhouse and door to the double length store/garage which has an up and over door, power and light connected and space for additional white goods if required. The front of the garage is accessed via a vehicular track just off Long Lane.

Location
Fowlmere is situated about 9 miles south of Cambridge, 6 miles from Royston and is an attractive village which retains numerous period homes of considerable character. There are a variety of local facilities including a primary school, Montessori nursery, thriving public house, modern village hall with numerous clubs and sports facilities, and the recent addition of a coffee/farm shop.

The A505 is close by, offering fast access to Newmarket (via the A11) and Junction 10 of the M11 is only some 10 minutes' drive; Stansted Airport can be reached within 30 minutes. The A10 is also close by, and the A1 (M25) is within easy reach. Royston mainline train station is a short drive away and provides a fast service to London King's Cross and on to St Pancras International for Eurostar connections.

Tenure
Freehold

Services
Mains services connected include: electricity, water and mains drainage

Statutory Authorities
South Cambridgeshire District Council
Council tax band-G

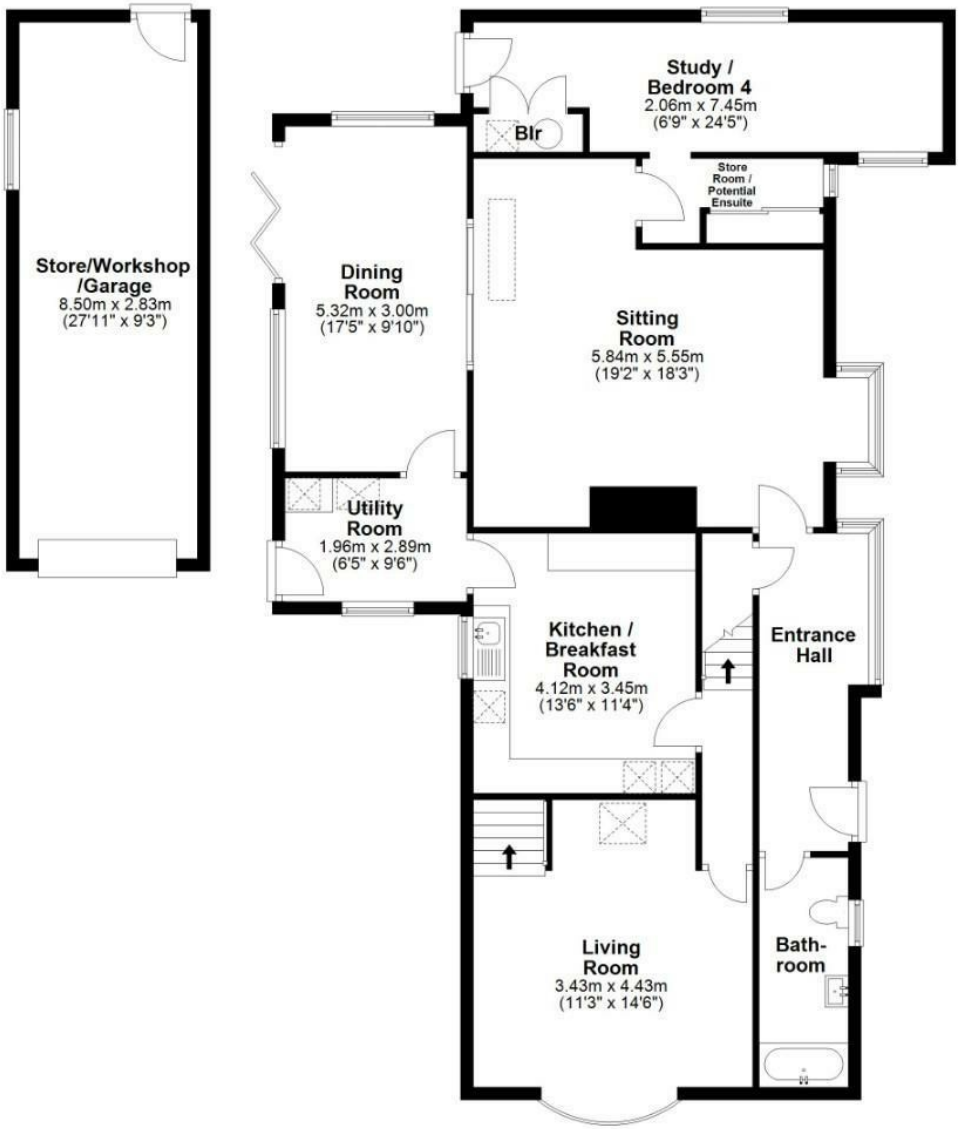
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some maybe included following negotiation.

Viewing
Strictly by appointment through the vendor’s sole agents, Redmayne Arnold and Harris

Ground Floor

Main area: approx. 125.5 sq. metres (1350.9 sq. feet)

Plus garages, approx. 24.0 sq. metres (258.7 sq. feet)



Main area: Approx. 196.6 sq. metres (2116.0 sq. feet)

Plus garages, approx. 24.0 sq. metres (258.7 sq. feet)

First Floor

Approx. 71.1 sq. metres (765.1 sq. feet)

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.