



Church Lane, Fenstanton Huntingdon  
offers over £475,000 **Freehold**

**Sharman  
Quinney**

# Key Features



- Two Spacious Double Bedrooms
- Extended Kitchen/Diner creating a bright and sociable heart of the home
- Cosy Living Room with Log Burner
- Separate Study, perfect for home working or additional Bedroom
- Utility Area with WC

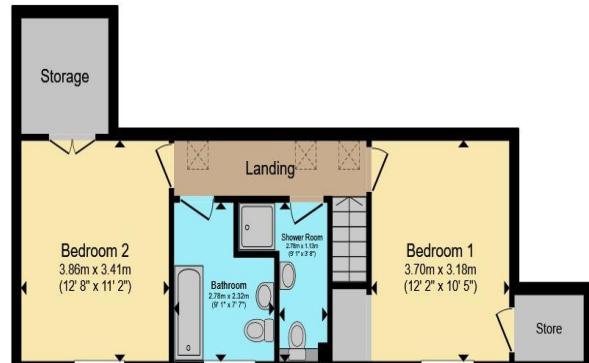
Set along one of Fenstanton's most historic and picturesque lanes, this beautifully presented character cottage offers a wonderful blend of period charm and modern comfort. With generous living space, thoughtful extensions, and a warm, inviting feel throughout, it's an ideal home for buyers seeking something unique with real personality.

Inside, the cottage immediately impresses with its character features and well considered layout. The extended kitchen/diner provides excellent space for the family, while the living room offers a snug retreat centred around a charming log burner. A dedicated study adds valuable flexibility for remote working or hobbies.





**Ground Floor**



**First Floor**

Total floor area 131.3 m<sup>2</sup> (1,413 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Upstairs, two comfortable double bedrooms offer integrated storage and are complemented by both a shower room and a separate bathroom - a rare and highly practical feature in a cottage of this style.

Outside, the property benefits from off road parking for two cars, a real advantage in this sought after village location.

Situated close to local amenities, village pubs, countryside walks, and with excellent access to Cambridge, Huntingdon, and the A14.

#### Accommodation Includes

Living Room - 3.86m x 3.42m (12'8" x 11'3").

Dining Room - 3.92m x 3.78m (12'10" x 12'5").

Family Room - 3.86m x 3.53m (12'8" x 11'7").

Kitchen/Diner - 5.27m x 3.61m (17'3" x 11'10").

#### Utility/Wc

Bedroom 1 - 3.70m x 3.18m (12'2" x 10'5").

Bedroom 2 - 3.86m x 3.41m (12'8" x 11'2").

#### Bathroom

#### Shower Room

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**01480 271214**

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