



Grange Road, Ickleton, CB10 1TA

**CHEFFINS**



# Grange Road

Ickleton,  
CB10 1TA

- Detached single storey residence
- Stunning rural location
- Refurbished throughout
- Main house approx. 2247 sqft
- Self-contained annexe
- No onward chain

A substantial, single-storey residence set in a rural location on the outskirts of the village. The property has been extensively refurbished and includes a self-contained one bedroom annexe.

3 2 2

**Guide Price £900,000**





## LOCATION

The Granary forms part of Rectory Farm which is located on the outskirts of the village of Ickleton, a popular and highly sought after Cambridgeshire village close to the Essex border. As well as many fine period properties and an historic Church, the village has a popular Inn and Shop/Post Office. Saffron Walden is around 5 miles and Cambridge is about 11 miles away. The M11 (junction 10) is approximately 3 miles distant and Great Chesterford mainline station with trains to Cambridge and London's Liverpool Street is about 11 1/2 miles away.



## ENTRANCE HALL

Glazed stable door with an adjoining window, useful storage and shelving area and built-in storage cupboard.

## KITCHEN/DINING ROOM

A spacious and versatile living space creating the hub of the home. The room enjoys a good degree of natural light via a number of windows and a glazed entrance door with porch providing a secondary access to the property. The kitchen is fitted with a range of handmade base units with woodblock work surface over and a central island, a two oven Aga, twin bowl sink unit, space for dishwasher and fridge freezer. A pair of glazed doors provide access and views through to the rear courtyard.

## UTILITY ROOM

Cupboard with space and plumbing for washing machine with tumble dryer above, floor mounted boiler and box storage space. A pair of windows and a glazed stable door provides access to the rear courtyard.

## CLOAKROOM

Comprising low level WC, wash basin and obscure glazed window.

## SITTING ROOM

An excellent room with high ceilings with exposed timber framing, fireplace with exposed brick chimneybreast and inset stove. A pair of glazed doors with windows to either side provide access and views to the rear courtyard.

## STUDY/PLAYROOM

A multi-purpose room with window to the side aspect and a pair of glazed doors providing access to the outdoor space and garden.

## INNER HALLWAY

A pair of glazed doors and window provide access and views to the rear courtyard. Doors to adjoining rooms.

## BEDROOM 1

A dual aspect room with windows overlooking the gardens, walk-through wardrobe with fitted cupboards and window overlooking the rear courtyard and door to:

## EN SUITE

Comprising walk-in shower, wash basin with drawers below, WC with hidden cistern and heated towel rail.

## BEDROOM 2

Window overlooking the garden and built-in wardrobes.

## BEDROOM 3

Window overlooking the front garden and built-in wardrobes.

## BATHROOM

Comprising panelled bath with shower above, low level WC, wash basin and window.

## GARDEN ROOM/ANNEXE

With electric panel heating throughout. Accommodation comprises:

## KITCHEN/LIVING ROOM

A spacious and well-proportioned room. The kitchen comprises a range of base units with worktop space over, hob with oven below, sink unit, integrated slimline dishwasher and space for washing machine and fridge freezer. The room enjoys a good degree of natural light via a pair of glazed doors from the gravelled driveway and an adjoining window. A further glazed door provides access to the rear courtyard.

## DOUBLE BEDROOM

Windows to the side and rear aspects.

## BATHROOM

Comprising bath with shower over, WC, vanity wash basin and heated towel rail.

## OUTSIDE

Accessed from the farm driveway, the property has a gravelled driveway to the front of the property providing an extensive parking area with a path leading to the front door. The mature gardens are laid to lawn with well-stocked flower and shrub borders providing a pleasant outdoor space. There is secondary access with a gravelled parking space in front of the annexe. To the rear of the property is a large, gravelled courtyard with path adjoining the property providing a wonderful space for al fresco entertaining or creating a Mediterranean style garden.

## AGENT'S NOTES

- Tenure - Freehold
- Council Tax Band - G
- Property Type - Detached house
- Property Construction - Brick and flint with tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 2,247.72 sq ft
- Parking - Private driveway with space for 2 vehicles
- UTILITIES/SERVICES
- Electric Supply - Mains
- Water Supply - Mains and shared bore hole
- Sewerage - Private septic tank

- Heating - Oil fired boiler with radiators and wood burner
- Broadband - Fibre to the Property
- Mobile Signal/Coverage - OK

- Flood risk - Very low
- Rights of Way, Easements, Covenants -
- Listed - No
- Conservation Area - No
- Planning Permission - Planning permission for a two bedroom barn conversion next door

## BUILDING SAFETY

- The vendor has made us aware that, to the best of their knowledge, there is no asbestos present at the property.
- The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.

- The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse.

## ACCESSIBILITY/ADAPTATIONS

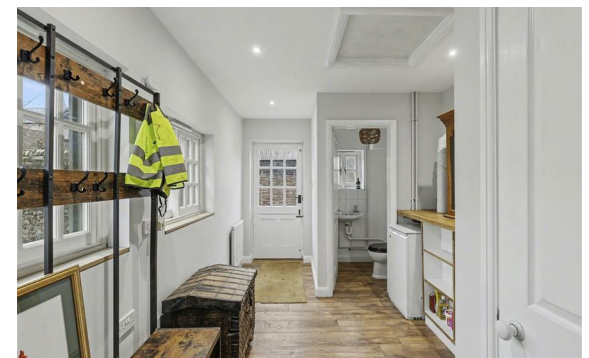
- The vendor has made us aware that, to the best of their knowledge, there have been no adaptations made to the property for accessibility requirements during their ownership.

## OTHER

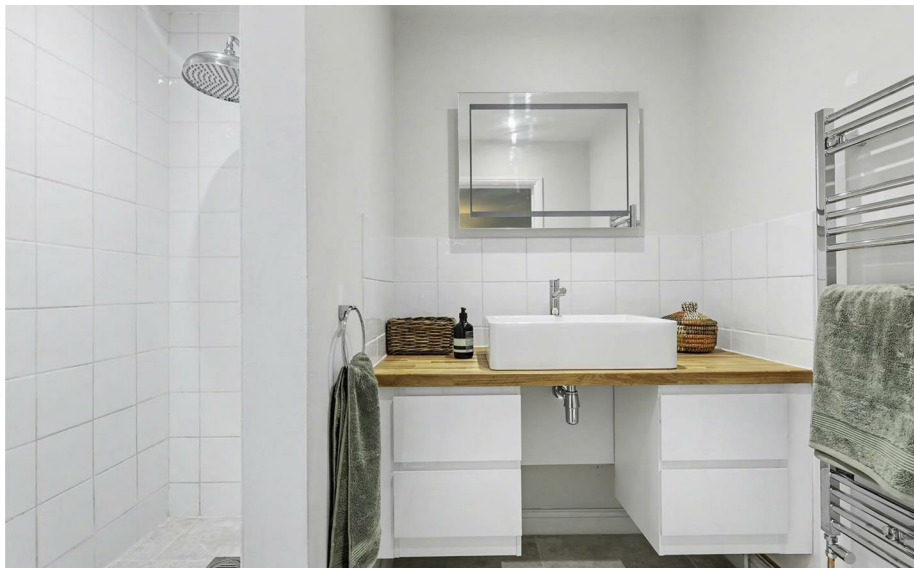
- The property currently sits within the Title for the farm. The Title will be split during the conveyance process.
- Ownership and maintenance of the water tower and boundary brick and flint wall will remain with the farm.

## VIEWINGS

By appointment through the Agents.



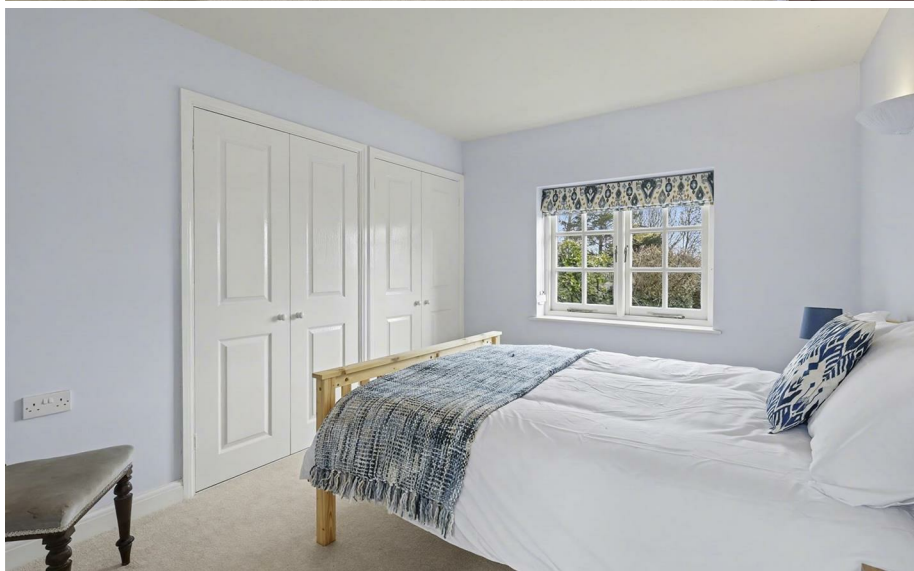
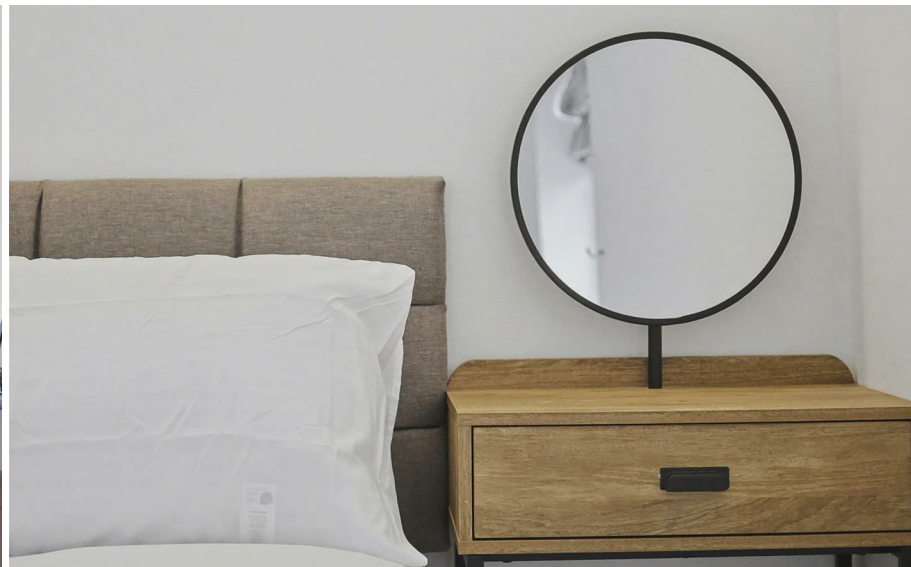




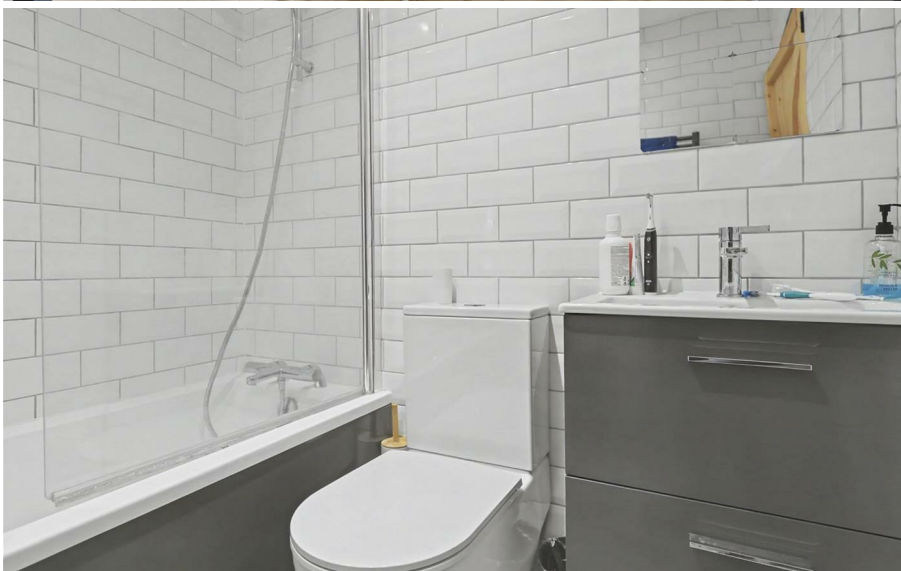














| Energy Efficiency Rating                    |           |                                                                                                              |
|---------------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                    |
| Very energy efficient - lower running costs |           |                                                                                                              |
| (92 plus) <b>A</b>                          |           | <b>79</b>                                                                                                    |
| (81-91) <b>B</b>                            |           |                                                                                                              |
| (69-80) <b>C</b>                            |           |                                                                                                              |
| (55-68) <b>D</b>                            |           |                                                                                                              |
| (39-54) <b>E</b>                            | <b>50</b> |                                                                                                              |
| (21-38) <b>F</b>                            |           |                                                                                                              |
| (1-20) <b>G</b>                             |           |                                                                                                              |
| Not energy efficient - higher running costs |           |                                                                                                              |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |



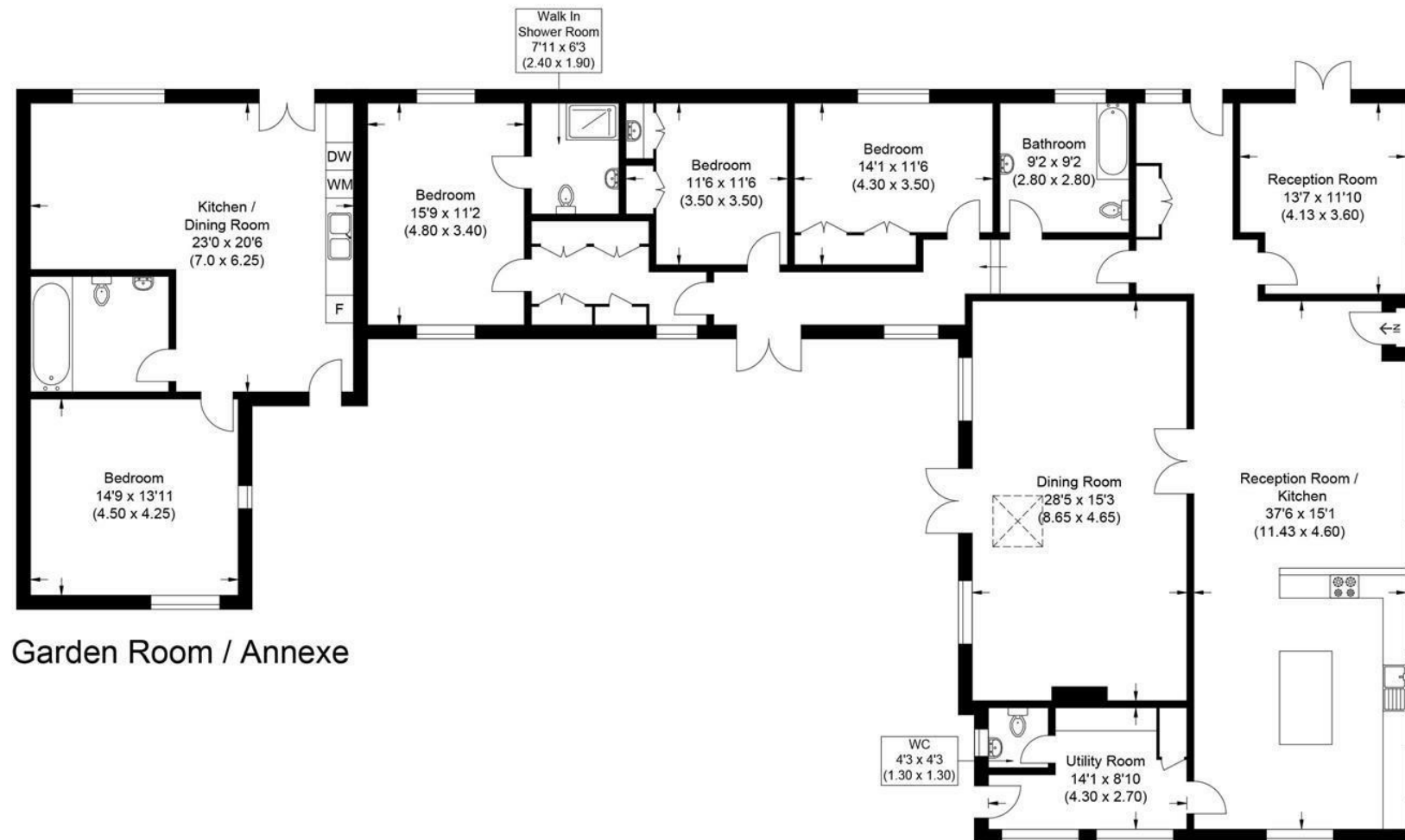
Guide Price £900,000  
 Tenure – Freehold  
 Council Tax Band – G  
 Local Authority – South Cambridgeshire







Approximate Gross Internal  
Main House Area 208.82 sq m / 2247.72 sq ft  
Garden Room / Annexe  
Area 63.0 sq m / 678.12 sq ft



Main House

Illustration for identification purposes only, measurements are approximate, not to scale.





For more information on this property please refer to the Material Information Brochure on our website.  
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [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.

