



Old School House Cottages School Road, Kedington

Offers Over £375,000

LEE WILKINSON

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Old School House Cottages School Road, Kedington

A rarely available and well presented, converted school house, family home. This property has been extended by the current owners to provide a spacious and welcoming home, whilst also having the benefit of fabulous open space behind the garden. Kedington has a raft of local facilities, including well regarded Primary School, village shop, and public house, as well as takeaway and award winning butchers. There is easy access into both Saffron Walden, Newmarket and Cambridge, making it a popular choice for commuters., with Haverhill and Clare the nearest local Towns, providing a more extensive range of leisure and retail facilities, with Haverhill also benefitting from several sports activities including golf course.

Property Ref; LW0712





Part glazed entrance door ,with glazed side panels leading into;

Sitting Room

4.83m max x 3.94m max (15'10" x 12'11")

Windows to side aspect, stairs leading to first floor with under stairs storage cupboard, and door through to;

Cloakroom

With W/C and cloakroom wash hand basin. Feature exposed brick wall and tiled floor.





Kitchen/Dining Room

7.16m max x 4.01m max (23'5" x 13'1")

A fantastic family and entertaining space with double doors leading into rear garden, bringing a good amount of light into the room. The kitchen is fitted with a range of wall and base units with granite work surface over and 1½ bowl stainless steel sink inset with mixer tap over. Double oven with four ring gas hob and extractor over. Integral Dishwasher, Fridge/Freezer and Washing Machine. Tiled floor and part tiled walls. Breakfast bar seating area. Large built in storage cupboard housing boiler. To the other end of the room is space for a large family dining table, making this room a particularly good social space. Glazed double doors opening to;

Family Room

8.25m x 2.85m (27'0" x 9'4")

This is an extension added by the current owners and offers fantastic additional space. They have created a light and airy room, with windows or double doors to all four aspects. The first double doors take you into the side Courtyard garden space, making it great for summer entertaining, whilst the second set take you onto the rear gardens patio area. Wooden flooring throughout with a modern freestanding log burner to provide a cosy ambiance.

1st Floor

Landing

Feature wooden beams, access to loft space, roof window, and doors through to;

Bedroom 1

4.72m max x 4.01m max (15'5" x 13'1")

Double doors leading to Juliette balcony with metal railings. Window to side aspect and access to second loft space. Door through to;

Ensuite

Three piece suite comprising W/C, pedestal hand basin and shower enclosure with bi-fold door and multi head thermostatic shower within, electric shaver point, part tiled walls and tiled floor.





Bedroom 2

3.75m max x 3.16m max (12'3" x 10'4")

A simply stunning room, with almost full height arched window, along with two roof windows bringing in plenty of light. This room also benefits from the feature wooden beams, and an over stairs storage nook.



Bedroom 3

2.13m x 2.59m (6'11" x 8'5")

Feature arched window to side aspect and roof window to rear aspect.

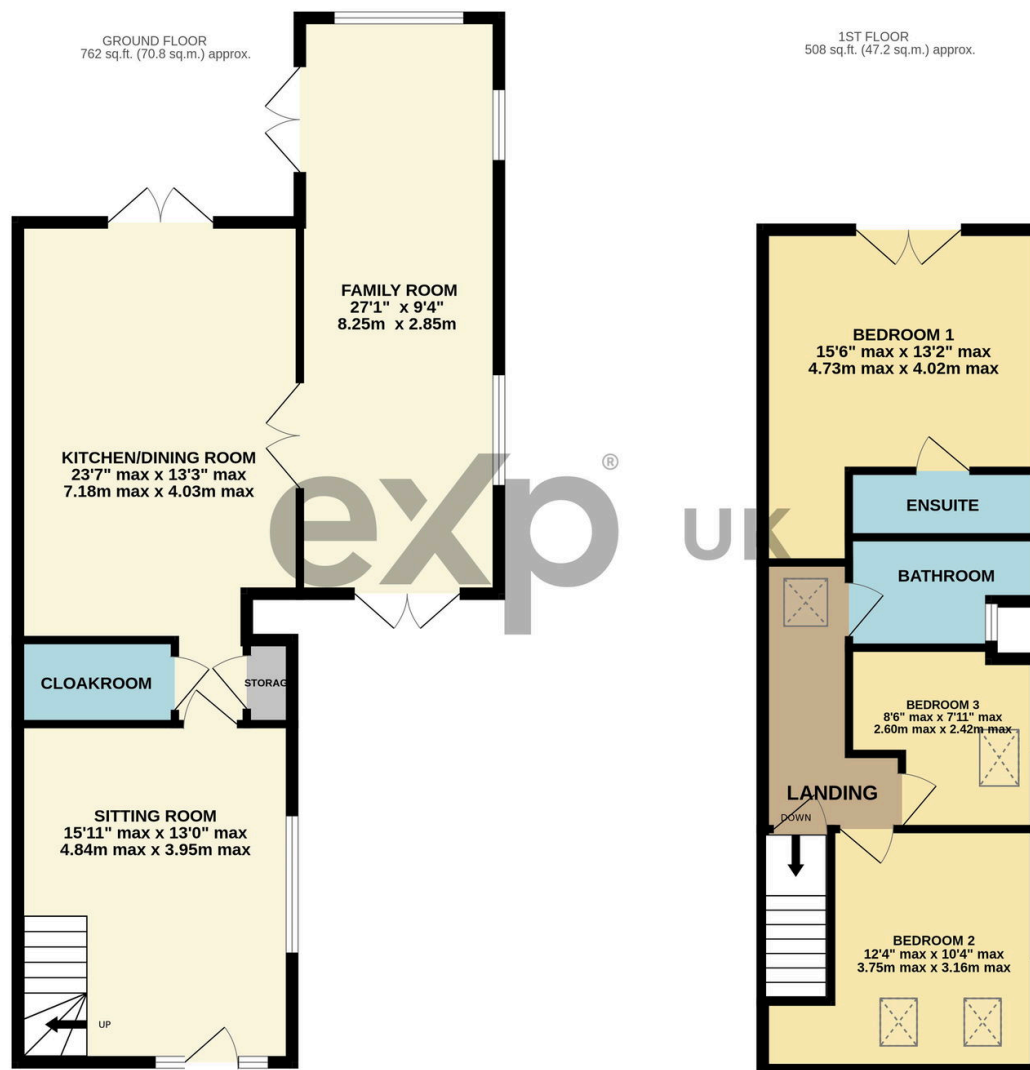
Bathroom

Three piece suite comprising W/C, hand basin set into vanity unit, and curved shower bath, with thermostatic multi head shower over, and glass curved shower screen. Part tiled walls, Wood plank effect ceramic floor tiles. Obscured window to side aspect.



Outside

To the front there is allocated parking for two vehicles, with additional visitor space. The property is tucked away in a lovely secluded spot. The garden space can be accessed via a wooden gate to the side of the property which leads into a lovely, private Courtyard style entertaining space, perfect for entertaining guests, especially in the summer months. In this area there is also a wooden storage shed. From the courtyard area, there is a path leading down the side of the property and into the rear garden. To the rear of the house is a paved patio area with smaller wooden storage shed. The rest of the garden is mainly laid to lawn with mature shrubbery and flower borders. There is a secondary round paved patio, as an additional seating area. The garden is enclosed by wooden fencing with gate to rear leading onto fields. The property offers a very tranquil setting with extremely pleasant views.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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