



2 Church Cottages, Hildersham
CB21 6BU



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2 Church Cottages

Hildersham | Cambridge | CB21 6BU

Guide Price £395,000

- || A charming Grade II listed semi-detached thatched cottage set in the heart of the highly sought-after village of Hildersham
- || Large and secluded rear garden backing onto open countryside, offering privacy and a wonderful rural outlook
- || Deceptively spacious and characterful accommodation, showcasing period features including an inglenook fireplace with multi-fuel stove
- || Detached summerhouse / home office with light and power, providing excellent additional space
- || Flexible layout with two bedrooms and versatile ground-floor reception space, ideal for family living or home working
- || Convenient village location just one mile from Linton and within easy reach of Cambridge, the M11 and mainline rail services

The Property

A charming Grade II listed semi-detached thatched cottage, set at the heart of the highly sought-after and picturesque village of Hildersham, just one mile from the well-served neighbouring village of Linton. Rich in character and period charm, the cottage offers deceptively spacious and versatile accommodation, complemented by a generous and secluded rear garden backing onto open countryside.

The Setting

Hildersham is a picturesque and highly regarded village, located just one mile from Linton, which offers an excellent range of amenities including an organic farm shop, artisan baker, post office, popular cafés, public houses, primary schooling and the well-regarded Linton Village College with sports facilities. The market towns of Haverhill and Saffron Walden lie approximately eight miles away, while the university city of Cambridge is around eleven miles distant. Excellent transport links are provided via the M11 at Duxford (J10) and mainline rail services to London Liverpool Street from Audley End.

The Accommodation

The accommodation unfolds from a welcoming entrance porch into the sitting room, where a striking brick inglenook fireplace with inset multi-fuel stove forms a natural focal point. Traditional tiled flooring, alcove storage and a pleasant front aspect complete this inviting space, with doors leading through to both the kitchen and dining area.

The kitchen is arranged in a classic galley style and fitted with a range of base oak cabinetry topped with beech work surfaces, incorporating a ceramic Belfast sink. There is space for an electric cooker with extractor hood, along with





plumbing for a washing machine and space for a fridge freezer. A side window provides natural light, while a door opens directly onto the rear garden. Stairs rise to the first floor. The dining area is a bright and characterful room, enjoying excellent natural light from a fully glazed door and sliding patio doors opening onto the rear terrace. Exposed brickwork and parquet flooring add warmth and texture, creating an ideal setting for both everyday dining and entertaining. Beyond, a flexible family room or second bedroom offers further versatility, enjoying a pleasant outlook and direct access to a modern ground floor shower room, fitted with a walk-in shower, vanity unit, WC and tiled finishes.

To the first floor, the landing leads to the principal bedroom, a charming double room with front aspect, feature fireplace, exposed timber flooring and two built-in cupboards. A well-appointed family bathroom completes the accommodation, fitted with a panelled bath, vanity unit, WC, tiled walls and flooring, eaves storage and a side window.

Outside

Outside, the cottage sits behind an attractive front garden, laid mainly to lawn with established shrubs and bordered by wrought iron fencing. A gated gravel pathway leads around to the side and into the exceptionally generous rear garden, which is predominantly laid to lawn and interspersed with mature trees and planting, creating a high degree of



privacy and a lovely sense of seclusion. A large paved terrace provides an ideal space for al fresco dining and entertaining. A particular highlight is the detached summerhouse / home office, complete with decked seating area and both light and power connected, offering excellent potential for home working, hobbies or guest use.

Services

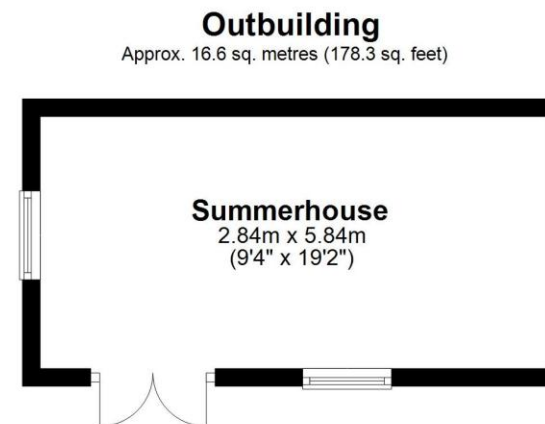
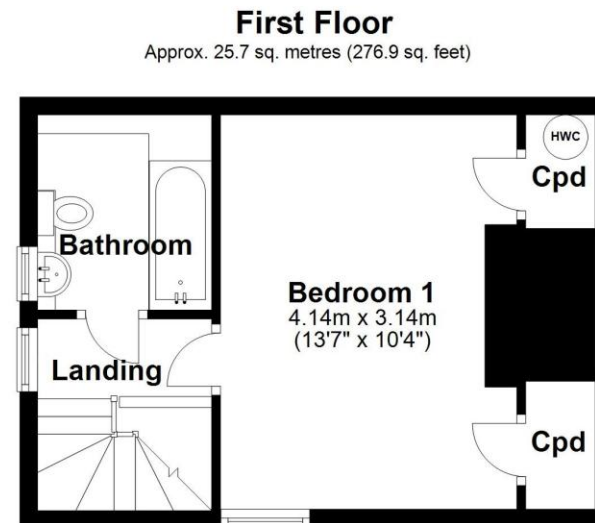
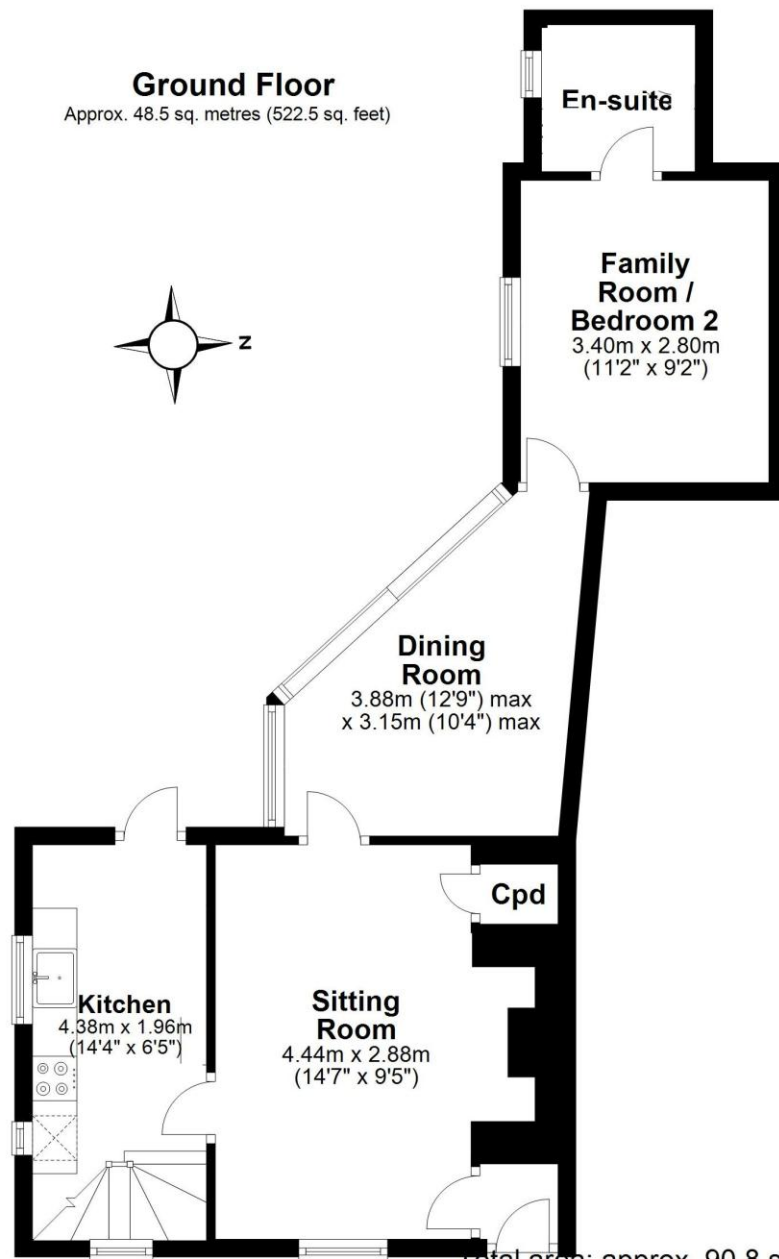
Mains electric, water and drainage are connected. Heating is electric. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Semi Detached

Property Construction – C16 or earlier. Timber-framed and plastered. Thatched roof

Local Authority – South Cambridgeshire District Council
Council Tax – C



Total area: approx. 90.8 sq. metres (977.7 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.



Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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