



**Spring House,
Burwell, Cambridgeshire**

**DAVID
BURR**





Spring House, 14 Mandeville, Burwell, CB25 0AG

Burwell is a thriving village approximately 4 miles from the historic racing town of Newmarket. This popular village offers an extensive array of amenities to include pubs, restaurants, shops, medical centre, hairdressers, schools, church and recreational facilities. A wider range of amenities are available in nearby Newmarket which is approximately 4 miles from the village and which provides rail links to both Cambridge and London.

This charming Grade II listed property is situated in the heart of the village, enjoying the spectacular backdrop of the village church and adjacent meadowland. The property offers a spacious and flexible layout, having retained many original period features, including exposed beams and inglenook fireplaces, complemented by a modern kitchen and bathrooms, with the added benefit of off-road parking and enclosed south-west-facing gardens enjoying views over meadowland. NO ONWARD CHAIN.

A charming Grade II listed property in the heart of the village, with off-road parking and gardens.

Ground Floor

Entrance into the:

ENTRANCE HALL With stairs rising to the first floor.

SITTING ROOM A charming and spacious room featuring an inglenook fireplace with an open fire, brick hearth, and exposed beams. Double doors lead through to the:

GARDEN ROOM A lovely, light room with glazed doors opening to the garden, a biofuel stove, and a well-equipped bar area.

DINING ROOM Another charming room featuring a large inglenook fireplace with a wood-burning stove on a brick hearth, brick flooring, and exposed beams.

KITCHEN / BREAKFAST ROOM Enjoying a double aspect and extensively fitted with a range of units under worktops, with a sink and drainer inset. Appliances include two electric ovens and a four-ring gas hob, a dishwasher, plumbing for a washing machine, and space for a tumble dryer. There is also a spacious dining area and an outlook to the rear.

CLOAKROOM WC and wash basin.

First Floor

MASTER BEDROOM Enjoying a lovely outlook to the rear, with wall-to-wall fitted wardrobes.

EN SUITE Comprising a white WC, wash basin, and tiled shower cubicle.

BEDROOM 2 A light, double-aspect room featuring an attractive brick fireplace and a large walk-in wardrobe.

EN SUITE Tastefully fitted with a white WC, wash basin, roll-top bath, and exposed beams.

BEDROOM 3 With an exposed former mullioned window and beams, and a storage cupboard.

Outside

The property is situated in a quiet single lane in the heart of the village and enjoys a spectacular backdrop of the village church and adjacent meadowland.

There is parking for several vehicles to the side, with a gate leading to the rear gardens, which offer an extensively paved dining terrace ideal for alfresco entertaining, opening onto the lawn, flanked by mature beds and borders, trees and shrubs, and a timber garden shed, all enjoying a south-westerly aspect.

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SERVICES Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council

COUNCIL TAX BAND D. (£2,369.73 per annum)

TENURE Freehold.

CONSTRUCTION TYPE Traditional timber frame construction under tiled roof.

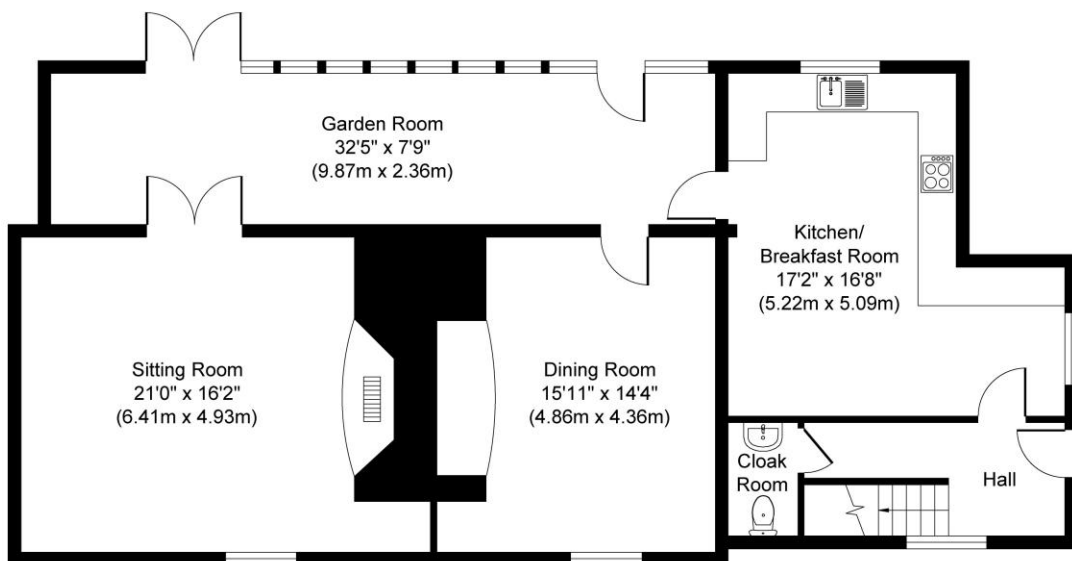
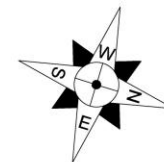
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1000 mbps download, up to 100 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS cowboy.chum.scare

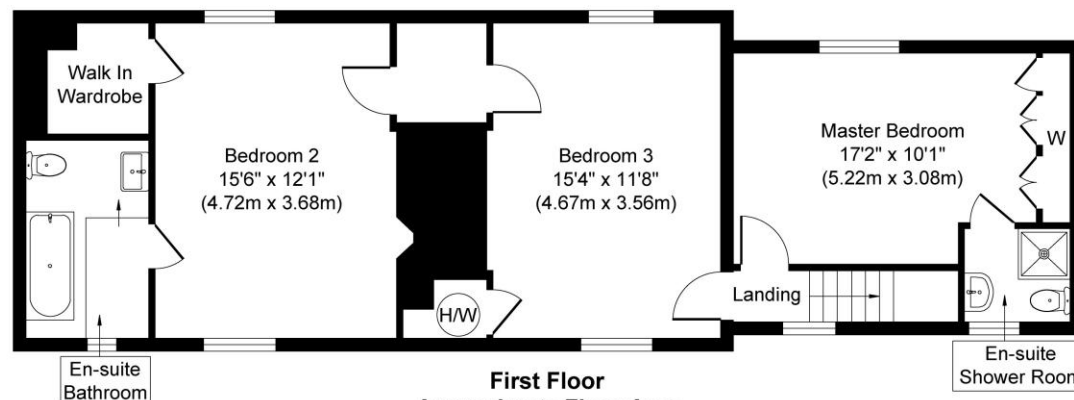
VIEWING Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1234 sq. ft
(114.63 sq. m)



First Floor
Approximate Floor Area
816 sq. ft
(75.76 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

