



Luscombe Maye  
Since 1873

Canes Cottages, Elliotts Hill, Brixton

3 1 2



Nestled in the heart of the ever-popular Brixton Village, this beautifully presented three-storey cottage effortlessly combines timeless character with stylish modern living, creating a truly unique and inviting home full of warmth and charm.

From the moment you step inside, the property exudes character and comfort. The welcoming reception room is rich in period appeal, centred around an impressive stone fireplace with an inset log burner, offering the perfect focal point for cosy evenings and relaxed entertaining alike. Thoughtfully designed interiors flow seamlessly through to the contemporary kitchen, fitted with modern units and enjoying delightful views across the rear garden, whilst a door provides convenient access to the outside space.

Arranged over three floors, the accommodation offers both versatility and generous living space. The first floor hosts an elegant lounge featuring a second attractive fireplace, creating a wonderful additional reception area filled with character and natural charm, alongside the spacious principal bedroom. The second floor continues to impress with two further well-proportioned bedrooms and a beautifully appointed bathroom.

Outside, the property enjoys a delightful rear garden offering a peaceful retreat from the bustle of village life. A pathway between the rear of the property and the garden leads to a shared external walkway providing access to the front of the property, with one neighbouring property also benefiting from the easement. Further enhancing the appeal of this exceptional home is a single garage located within a nearby block, together with convenient on-street parking available directly outside the property.

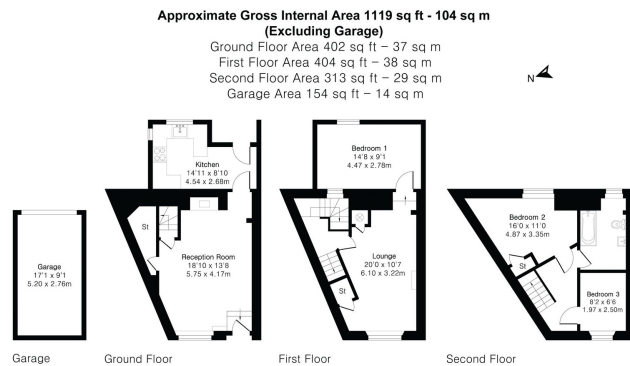
#### Material Information

**Costs & tenure** Tenure: Freehold Council tax band: C EPC rating: D

**The building** Three story terraced cottage potentially stone built

**Services** Mains electricity, water, drainage, gas central heating, Log burner, Broadband: FTTC, Mobile coverage: Good, Parking: Garage and On Street  
**Easements** Property benefits from a pedestrian right of way across neighbouring property. Property subject to a pedestrian right of way from neighbouring property.

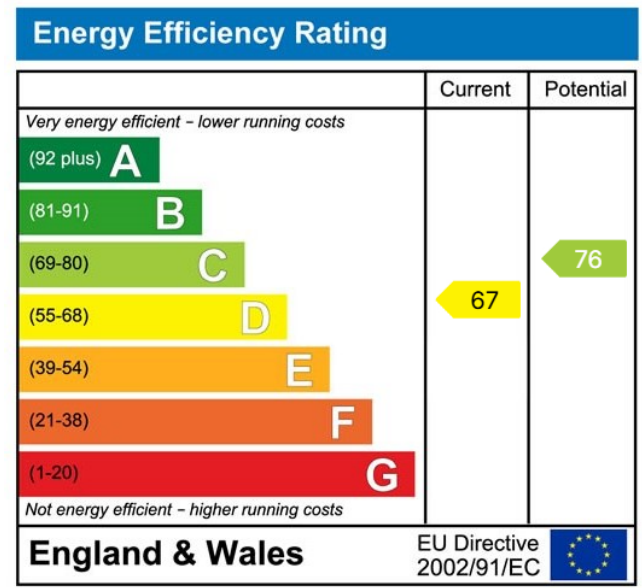




**PINK PLAN**  
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- Charming three-storey character cottage
- Beautifully presented throughout with a wealth of original charm
- Stylish modern fitted kitchen overlooking the rear garden
- Three well-proportioned bedrooms arranged over the upper floors
- Single garage located in a nearby block
- Situated in the heart of sought-after Brixton Village
- Cosy reception room with feature stone fireplace and log burner
- Elegant first-floor lounge with additional feature fireplace
- Delightful mature rear garden with lawn, trees, and established shrubs
- Convenient on-street parking available outside the property



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