£300,000

New Street, Doddington, Cambridgeshire
PE15 0SP



To arrange a viewing call us now on 01354 694900

Looking for something a little bit different, quirky and truly full of character? Steeped in history and overflowing with charm, this gorgeous chocolate-box COTTAGE really must be viewed to be fully appreciated. Believed to be around 200 years old, this stunning home is set within a popular village location, conveniently close to a range of local amenities.

BEAUTIFULLY PRESENTED by the current sellers, the cottage is ready to simply move in and enjoy. The deceptively spacious accommodation includes separate living and dining rooms, each featuring a STUNNING FIREPLACE, a characterful kitchen arranged over two areas, and a beautiful bathroom complete with a ROLL-TOP BATH. Upstairs are two double bedrooms, each accessed via its own individual staircase, adding further to the cottage's unique and quirky appeal. Outside, the property continues to impress with two fabulous OUTBUILDINGS, offering fantastic potential for hobbies, a home office, studio or additional guest accommodation. There is also a well-proportioned garden and the added benefit of off-road parking.

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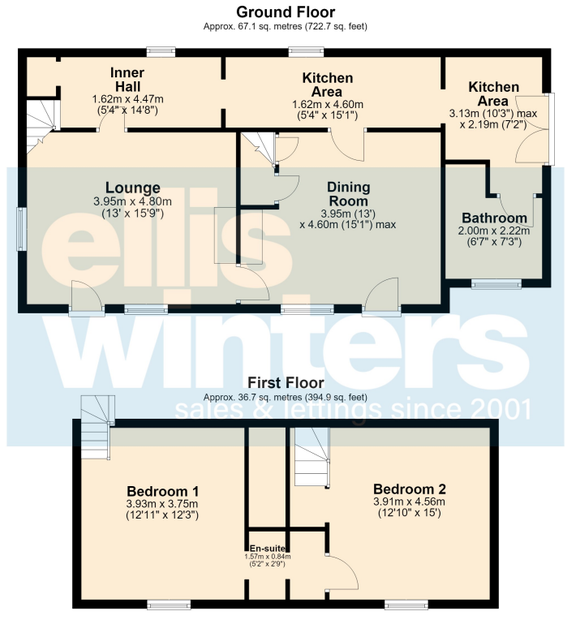












Total area: approx. 103.8 sq. metres (1117.5 sq. feet)

GROUND FLOOR

Living Room
4.80m (15'9") x 3.95m (13')
Stunning inglenook fireplace with exposed wooden mantle housing wood burning stove, floorboards, windows to both side and front.

Dining Room
4.60m (15'1") max. x 3.95m (13')
Window to front, feature fireplace with gorgeous cast iron stove. This has not been used or tested by our sellers and comes as a feature only. Hidden stairs rising to bedroom 2.

Kitchen Area
4.60m (15'1") x 1.62m (5'4") and 3.13m (10'3") max. x 2.19m (7'2")
The kitchen comprises of two areas flowing beautifully into each other. Firstly, the main cooking area is fitted with base units, wooden worktop over, butler style sink, freestanding electric cooker, plumbing for dishwasher and window to rear.

The second area is fitted with wall and base units, wooden worktop, plumbing for washing machine and space for tumble drier, gas boiler and double doors out to garden

Inner Hall
4.47m (14'8") x 1.62m (5'4")
Window to rear, stairs rising to bedroom 1. Used as a study area by our sellers.

Bathroom
2.22m (7'3") x 2.00m (6'7")
Fitted with a freestanding roll top bath, feature wash hand basin set within period vanity unit and low level wc. Lovely feature panelling to walls and window to front.

FIRST FLOOR

Bedroom 1
3.93m (12'11") x 3.75m (12'3")
Window to front, sloping ceiling.

En-suite
1.57m (5'2") x 0.84m (2'9")
Fitted with a low level wc and hand wash basin. Concealed access into Bedroom 2.

Bedroom 2
4.56m (15') x 3.91m (12'10")
Window to front, sloping ceiling. Fitted wardrobe with concealed access into Bedroom 1.

OUTBUILDINGS

Garden / Guest Room
4.35m (14'3") x 3.66m (12')
Fully insulated, power and light, velux window to side and door into garden. Versatile use.

Office / Hobby Room
4.85m (15'11") x 2.93m (9'7")
Lovely vaulted ceiling and the former garage, now converted. Used as a school room by our sellers but also has the option of versatility. Window to side and door out to garden. There is still a small storage area accessed at the front.

OUTSIDE

The front garden has areas of lawn with a variety of plants and shrubs. Hard standing provides ample off road parking.

The rear garden is mature and well established, laid mainly to lawn with patio area, shrub borders and fruit trees. There is a play area laid with astroturf.

FURTHER INFORMATION

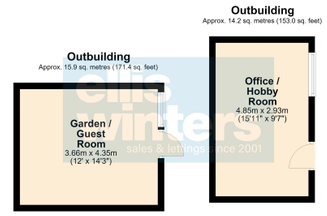
Services
Mains gas, electricity, water and drainage. The property has gas fired central heating.

Tenure Freehold
Council Tax Band B
Energy rating E

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.



Total area: approx. 30.1 sq. metres (324.3 sq. feet)

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