

WIMPOLE, CAMBRIDGESHIRE

Old Wimpole Road

A three bedroom Grade II listed estate cottage on the edge of the Wimpole Estate

EH

EXQUISITE HOME



THE FRONT GARDENS FROM ABOVE

THE COTTAGE

An estate cottage with a story

This cottage is one of a row of five built for workers on the Wimpole Hall estate. Historic England lists the row at Grade II and dates it to the eighteenth and nineteenth centuries, and notes that Humphry Repton's watercolour of 1801, painted for his plans for the park, shows a row very like it.

The last owner of the estate was Elsie Bambridge, Rudyard Kipling's daughter, who left Wimpole to the National Trust when she died in 1976. The five cottages were then renovated and sold, and the National Trust gave each one a beech tree for its front garden.

This one has belonged to the same family since 1978. They made it a snug country home, and the owner's mother, who trained in landscape gardening at Kew, created the gardens front and back. Later, an extension at the back doubled the size of the kitchen and added a third bedroom, which the family have always called the cheese-shaped bedroom. For nearly fifty years it has been the place for long summer weekends and family occasions, not least the Easter egg hunt in the garden every Easter Sunday.

Bedrooms	**Three**
Reception	**Sitting room, and kitchen and dining room**
Bathrooms	**Bathroom, shower room, cloakroom**
Main house	**926 sq ft / 86 sq m**
Garage and shed	**196 sq ft / 18 sq m**
Listed	**Grade II, in a conservation area**
Energy rating	**E (40)**



SITTING ROOM



THE FRONT WINDOW

SITTING ROOM

Beams, timber framing and an inglenook

The front door opens straight into the sitting room, the heart of the old cottage. It has a heavily beamed ceiling, exposed timber framing around the staircase and a wide brick inglenook with a wood-burning stove, and the window looks out over the front garden.

Sitting room	17'8" x 13'6" / 5.38 × 4.12 m

Ledged doors lead through to the kitchen and dining room at the back, and up the stairs to the first floor.



KITCHEN AND DINING ROOM





KITCHEN AND DINING ROOM

A kitchen with room for the whole family

The kitchen and dining room is in the extension at the back, under a beamed ceiling, with a terracotta tiled floor and French doors out to the courtyard garden.

Pine units run round three sides, with oak worktops, a Hotpoint double oven with a ceramic hob, and space for a dishwasher and a washing machine, leaving room for a long table in the middle. A small lobby off the kitchen leads to a shower room and a separate cloakroom.

Kitchen and dining room	14'3" x 14'1" / 4.35 × 4.30 m
Shower room	4'7" x 3'4" / 1.39 × 1.01 m
Cloakroom	4'2" x 3'4" / 1.28 × 1.01 m



THE FRONT BEDROOM



BATHROOM



THE BEDROOM IN THE EXTENSION



THE TOP FLOOR BEDROOM

UPSTAIRS

Three bedrooms on two floors

On the first floor, a landing with exposed timber framing leads to two bedrooms and the bathroom. The bedroom at the front has a beam, an exposed brick chimney breast and a view over the front garden. The bedroom in the extension has two dormer windows and sloping ceilings. The bathroom has a bath with a shower over, a beam and exposed brick.

A second staircase climbs to the top floor, where the third bedroom sits under the roof, with exposed rafters, a brick chimney and a dormer window looking out over the fields. As you would expect in a cottage of this age, ceilings are low in places.

Bedroom 1	17'0" x 7'9" / 5.19 × 2.37 m
Bedroom 2	11'6" x 8'2" / 3.51 × 2.49 m
Bedroom 3	18'1" x 8'5" / 5.50 × 2.56 m
Bathroom	11'0" x 5'1" / 3.35 × 1.56 m

Bedroom 2 size is the maximum. The floorplan shows where head height is restricted.



THE FRONT GARDEN



THE GARDEN BY THE STREAM



COURTYARD GARDEN

OUTSIDE

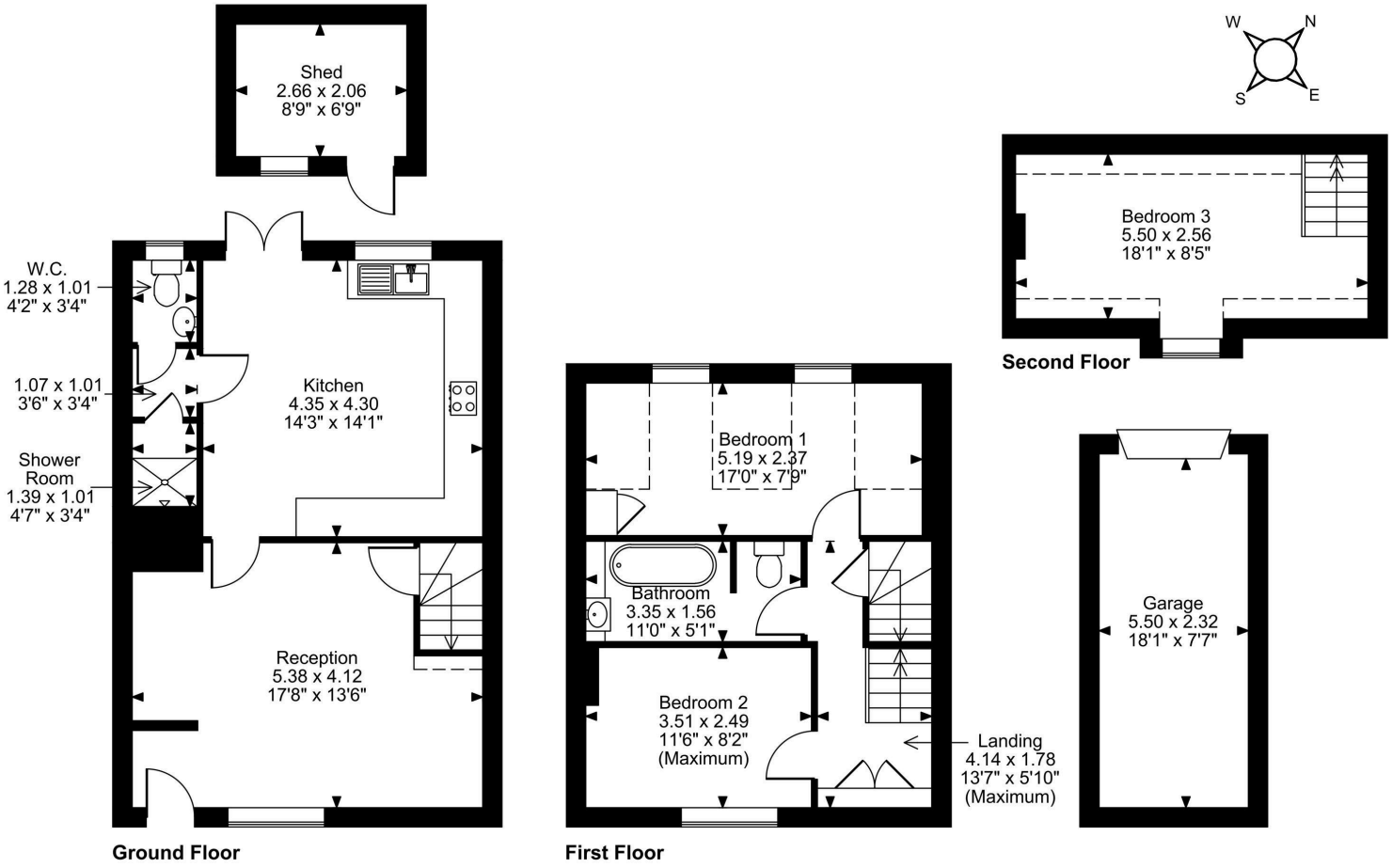
Gardens front and back, by the stream

The front garden faces south-east and is the one the owner's mother created: a lawn with a stepping-stone path, deep borders, clipped box and mature trees, and a picket gate.

Behind the house, a paved courtyard garden off the kitchen is sheltered by tall hedges, with a shed with power and light. Beyond it, behind the neighbouring garden, a second and much larger garden lies beside the stream.

The five cottages share a gravelled parking area, with space for two cars for each cottage, and this cottage has a single garage in the block, with an up-and-over door. There is an outside tap.

Garage	18'1" x 7'7" / 5.50 × 2.32 m
Shed	8'9" x 6'9" / 2.66 × 2.06 m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

⊏⊐⊏⊐ Denotes restricted head height

© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8709780/TML

APPROXIMATE GROSS INTERNAL AREA

Main house	**926 sq ft / 86 sq m**
Garage	**137 sq ft / 13 sq m**
Shed	**59 sq ft / 5 sq m**
Total	**1,122 sq ft / 104 sq m**

THE SETTING

On the edge of the Wimpole Estate

The cottage stands on the edge of the National Trust's Wimpole Estate, with the hall, the home farm and the parkland on the doorstep. There are well-regarded dining pubs in neighbouring Croydon and Orwell.

The market town of Royston is about six miles away, with a wide range of shops and a mainline station with direct trains to London King's Cross, and the stations at Shepreth and Meldreth are closer still. Cambridge is about ten miles away.

Petersfield Church of England Primary School in Orwell is about a mile and a half away, and Comberton, Melbourn and Bassingbourn village colleges are all within five miles.

SERVICES

Mains water and electricity. Oil-fired central heating to radiators, and a wood-burning stove in the sitting room. Private drainage to a septic tank shared with the other cottages. BT fibre broadband.

A service charge of £100 a quarter covers the septic tank and the upkeep of the shared areas, including the gardening, the paths and the outside lighting.

TENURE AND COUNCIL TAX

Freehold. Grade II listed, in a conservation area. Council tax band D, South Cambridgeshire District Council.

ENERGY PERFORMANCE

E

Current score 40, potential 66.
Certificate dated 6 November 2026, valid to 5 November 2036.

Partial double glazing.

VIEWING

By appointment through Exquisite Home.

03333 606040

WhatsApp 07785 579864
info@exquisitehome.co.uk
exquisitehome.co.uk

What is your home worth? Scan for a valuation.

EH

EXQUISITE HOME

Important notice: these particulars are a guide and do not form part of any offer or contract. Measurements are approximate and taken from the floorplan. Services, fixtures and fittings have not been tested.