



**Stone Cottage,  
Brinkley**

**DAVID  
BURR**



# Stone Cottage, Weston Colville Road, Brinkley, CB8 0FN

Brinkley is set amidst undulating countryside some 12 miles east of the University City of Cambridge and approximately 6 miles from Newmarket. The village is well situated for access to the A11 dual carriageway which interconnects with the M11 motorway and many of the regions principal traffic routes. It features a pub, The Brinkley Lion and a church, St Mary's Church.

Stone Cottage has been comprehensively updated, improved and extended in recent years, and benefits from original character features. The charming accommodation comprises an open-plan kitchen/dining room, study area, sitting room, three bedrooms, and a family bathroom. The property also enjoys a generous rear garden with patio area and off-road parking for two vehicles.

**This attractive, detached, unlisted 16th-century three-bedroom cottage stands in a picturesque semi-rural location and enjoys breathtaking views over paddocks to the rear.**

## Ground Floor

**ENTRANCE HALL** With entrance door, windows to side aspect, and opening to:

**KITCHEN / DINING ROOM** Refitted open-plan room with historic exposed chimney breast. Fitted with modern eye- and base-level units and worktops over, an inset composite sink unit and drainer with mixer tap and cupboard storage under, tiled splashbacks, space for a free-standing oven, and space and plumbing for a washing machine. Understairs store cupboard. Stairs rise to the loft room/study, and a door leads into the sitting room, with a window to the front aspect.

**SITTING ROOM** With vaulted ceiling, fireplace with brick hearth, brick feature wall, exposed timbers, Velux roof windows, and porthole window, and windows to the front.

**INNER HALLWAY** Doors to bedrooms and storage cupboard.

**BEDROOM 1** With double sliding-door built-in wardrobe, further double wardrobe, exposed brickwork, and window to the rear aspect.

**BEDROOM 2** with double built in wardrobe, radiator, window to side aspect.

**BEDROOM 3** Sliding patio door to garden.

**BATHROOM** With a modern white suite comprising freestanding claw foot roll top bath, circular handbasin with mixer tap, low level WC, loft hatch, towel rail and window to side.

**LOFT ROOM / STUDY** With window to the front.

## Outside

Attractive gardens wrap around the property with established hedge borders, flowers and shrubs, patio area. Brick store containing oil fired central heating boiler, outside lights, outside tap, shingled driveway with parking for 2 vehicles, a garden shed and cess pit.

**AGENTS NOTE:** Rear garden on separate title.

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**SERVICES** Oil-fired central heating to radiators. Mains water and electricity. Wastewater is handled via a domestic treatment plant (Mantair conversion system)  
**NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY** South Cambridgeshire District Council

**COUNCIL TAX BAND C.** (£2,098.03 per annum)

**EPC** TBC

**TENURE** Freehold.

**CONSTRUCTION TYPE** Brick and render construction under tiled roof.

**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.  
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** season.behalf.shower

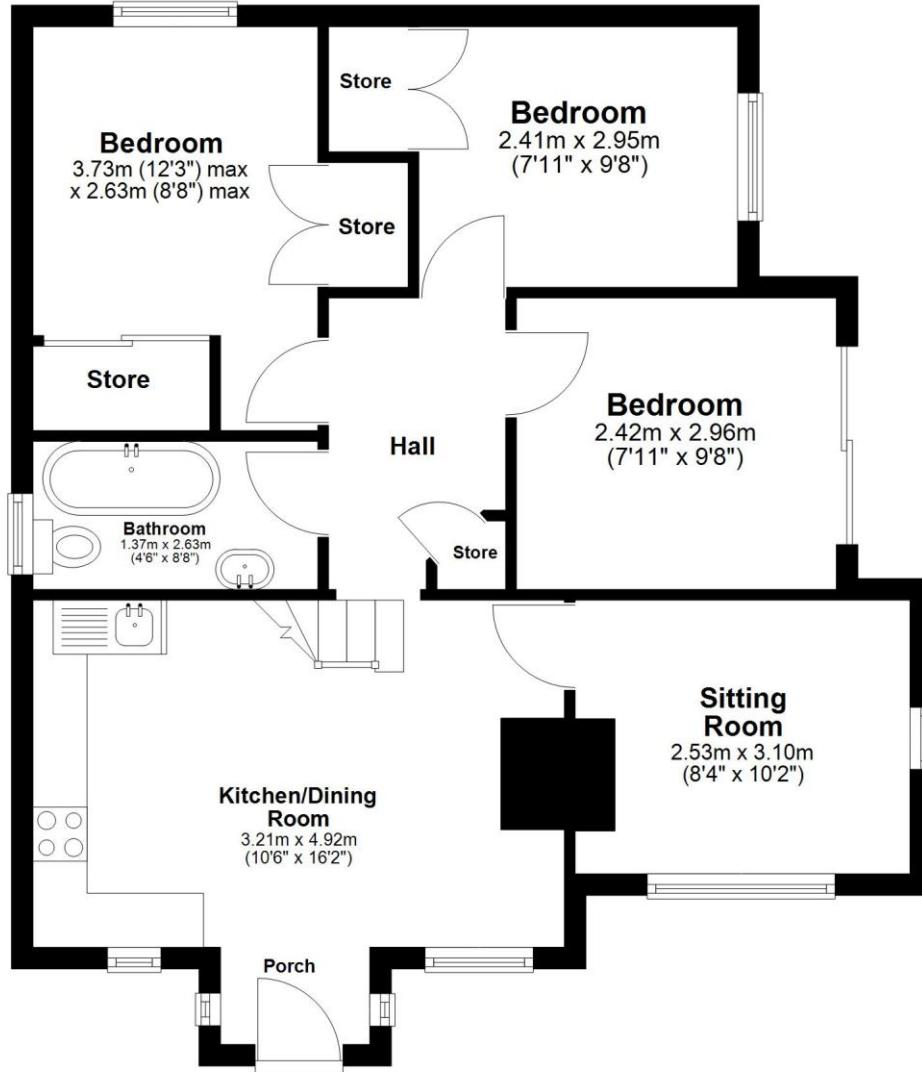
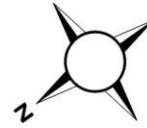
**VIEWING** Strictly by prior appointment only through DAVID BURR.

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



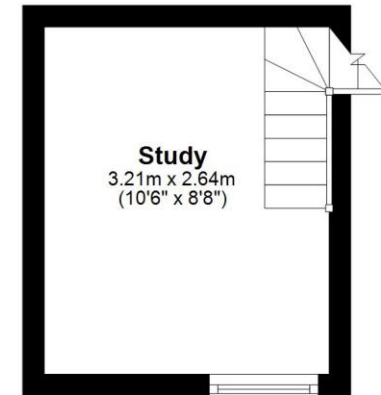
## Ground Floor

Approx. 62.2 sq. metres (669.8 sq. feet)



## First Floor

Approx. 8.5 sq. metres (91.0 sq. feet)



Total area: approx. 70.7 sq. metres (760.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Weston Colville Road, Newmarket**

