



1 Grapevine Cottages, Boxworth,
Cambridge, CB23 4NG

Guide price **£375,000**

1 Grapevine Cottages

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- 996 sq ft cottage
- Large gardens
- Semi - rural setting

A wonderful, charming, 2-bedroom cottage of about 1000 sq. ft., in a fabulous setting on the edge of the village, with extensive gardens, and well placed for access to Cambridge.

This end-of-terrace cottage is set well back from the road, in a peaceful setting. The accommodation includes a good-sized living room which has oak flooring, and a fireplace and woodburner, the kitchen is fitted with handmade, solid wood units and has a butler sink, oven, hob, extractor and a door to the garden. Double doors from the living room lead to the conservatory, which enjoys views of the garden.

Upstairs, there are two bedrooms; the main room is a good-sized double. There is a study/storage area that leads to the shower room, which has wall panelling and a WC.

The cottage has electric panel heaters and underfloor heating in the living room and conservatory, and double glazing. Drainage is via a shared septic tank.





Outside, at the front, there is a driveway and parking. A shared pathway leads from the road to the cottages, and no. 1 is on the right-hand end of the terrace. The gardens extend to the front side and rear and are well stocked, and there are several trees that have been planted recently. A shed provides storage, and there is planning permission for a large garden studio if required.

A further parcel of land is at the front of the property, slightly removed from the main garden, but fronting the road and provides scope for a variety of uses.

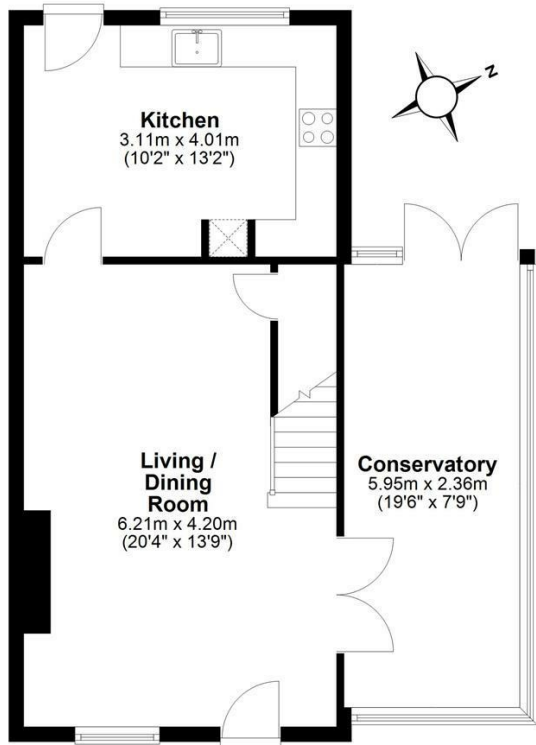
The neighbouring cottages 2&3 both enjoy a pedestrian right-of-way around no.1 to access the rear of the properties.

What3words: ///inserting.pickup.circles



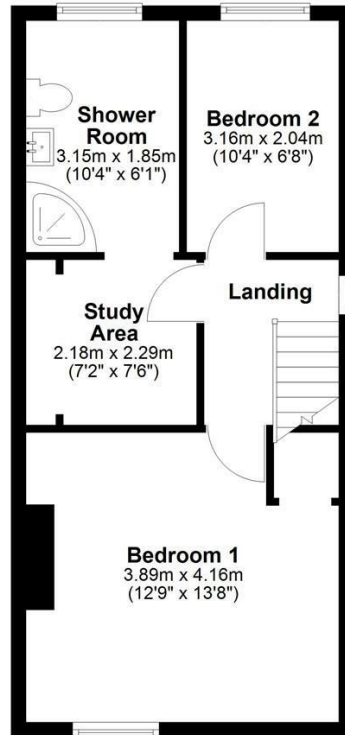
Ground Floor

Approx. 53.6 sq. metres (577.1 sq. feet)



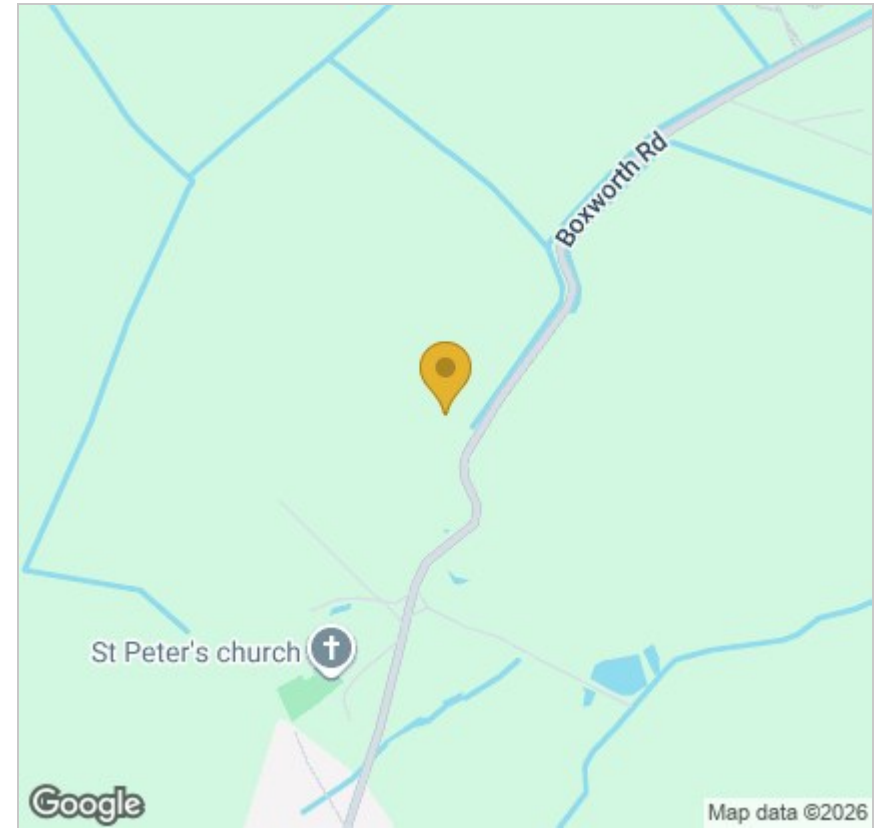
First Floor

Approx. 38.9 sq. metres (418.9 sq. feet)

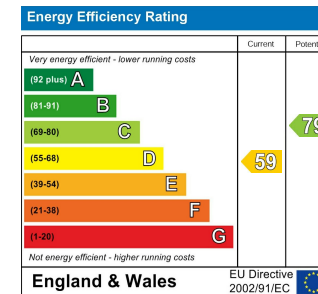


Total area: approx. 92.5 sq. metres (996.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: B

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