



Rood Hall

Temple End Road | Carlton Green | CB8 9LE

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## Rood Hall, Carlton Green

Rood Hall is a captivating period residence occupying an idyllic rural setting within approximately three acres of beautifully established gardens, grounds and paddock land, surrounded by far-reaching views across the unspoilt South Cambridgeshire countryside. Believed to date from the early 18th century, or possibly earlier, the property is thought to have originated as a pair of timber-framed cottages and today offers a rare blend of historic character, privacy and natural beauty. Approached via a long tree-lined driveway and set well back from a quiet country lane in the peaceful hamlet of Carlton Green, the house enjoys an exceptional sense of seclusion. Having been lovingly cared for by the current owner for almost forty years, Rood Hall presents a unique opportunity to acquire a charming country home where mature gardens, a wildlife pond, productive grounds and a substantial paddock combine to create an enchanting lifestyle property in a truly remarkable setting.





# Step Inside

A hardwood entrance door opens into a welcoming entrance lobby, setting the tone for the wealth of character found throughout the house. Beyond, the principal living room is a delightful reception space, filled with natural light from triple-aspect windows and centred around an impressive brick inglenook fireplace with Bressemer beam and traditional fire canopy. Exposed beams and timbers further enhance the room's period charm, creating a warm and inviting atmosphere.

The adjoining dining room continues the home's rich heritage, featuring a second brick inglenook fireplace incorporating a wood-burning stove beneath a canopy, providing an ideal setting for both everyday family dining and entertaining. From here, the accommodation flows naturally into the rear hallway, where exposed studwork, quarry tiled flooring and a staircase rising to the first floor further reflect the property's historic origins.

Leading off the hallway is a useful cloakroom and a versatile sitting room or study. Overlooking the rear gardens, this peaceful room benefits from bespoke handmade cabinetry with integrated shelving, lighting and speakers, making it equally suited as a home office, library or additional reception room.

The kitchen/breakfast room lies at the heart of the home and enjoys delightful views across the surrounding gardens through windows on two elevations. Fitted with bespoke handmade pine-fronted cabinetry, the room combines practicality with traditional charm. A Rayburn Royal oil-fired cooker provides a quintessential country house focal point, complemented by an integrated electric oven and ceramic hob, whilst exposed beams and quarry tiled flooring reinforce the room's character and warmth.

The first-floor accommodation is approached via the staircase from the rear hallway and opens onto a split-level landing with attractive sloping ceilings. The principal bedroom enjoys views to both the front and rear, together with exposed studwork and the benefit of an en-suite bathroom. Two further bedrooms continue the characterful theme, each featuring sloping ceilings and attractive outlooks across the surrounding countryside, with one benefiting from fitted storage. These bedrooms are served by a well-appointed family bathroom fitted with both a bath and separate shower, underfloor heating and an airing cupboard.

Throughout the house, period features including exposed beams, studwork, fireplaces and original detailing combine to create a home of considerable charm, authenticity and warmth.







## Step Outside

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The approach to Rood Hall is both impressive and picturesque. Accessed through a traditional five-bar gate, the long tree-lined driveway winds gently through the grounds, bordered by mature conifer hedging and an attractive collection of fruit trees including apple, pear and cherry, before arriving at an extensive parking area and detached double garage. Constructed beneath a traditional pantiled roof, the garage provides excellent storage and practical space, complete with power and lighting.

The gardens are undoubtedly one of the property's most exceptional features. To the front, a beautifully established cottage garden provides a colourful and welcoming introduction, with mature hedging enclosing deep herbaceous borders overflowing with shrubs, climbing plants and seasonal flowers. A central water feature creates an attractive focal point; while rambling roses and carefully nurtured planting provide interest throughout the year.

Beyond the house, the grounds unfold into a series of enchanting, landscaped areas. Sweeping lawns are interspersed with mature specimen trees and ornamental planting, while a magnificent weeping willow overlooks a delightful clay-lined wildlife pond. Richly planted with water lilies and aquatic species, the pond has become a haven for wildlife and contributes greatly to the tranquil atmosphere that defines the property. To the rear, further lawns and borders are complemented by a variety of mature shrubs and ornamental trees. Meandering pathways lead through seduced areas of garden before opening onto a substantial lawned expanse enclosed by established hedgerows. A magnificent mature oak forms a striking focal point within this landscape, accompanied by further fruit trees and carefully cultivated planting.



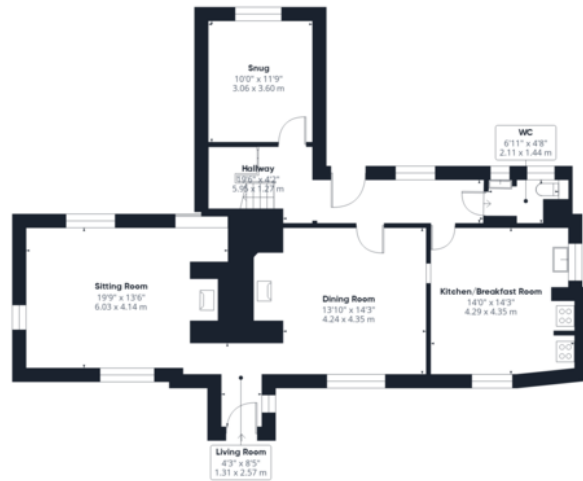
For those seeking a more sustainable lifestyle, the property also benefits from productive vegetable gardens and cultivated beds. Beyond the formal gardens lies a fenced paddock extending to approximately two acres, enjoying separate roadside access via a field gate. This versatile area offers excellent potential for equestrian pursuits, grazing, hobby farming or simply additional recreational space. Extending in all to just over three acres, subject to survey, the grounds enjoy complete harmony with the surrounding countryside, offering exceptional privacy, uninterrupted views and an atmosphere of peace and tranquillity rarely found.

## Location

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Carlton Green is a delightful rural hamlet set amidst the gently rolling countryside of South Cambridgeshire. Surrounded by open farmland and an extensive network of country lanes and footpaths, it provides an idyllic environment for those seeking the charm and tranquillity of village life whilst remaining conveniently connected to larger centres.

A range of everyday amenities can be found within nearby villages, while the historic city of Cambridge lies within comfortable driving distance. Renowned worldwide for its university, architecture, cultural attractions and excellent shopping facilities, Cambridge also offers mainline rail services to London and beyond, making the area highly attractive to commuters. Combining accessibility with outstanding rural surroundings, Carlton Green offers a wonderful balance between country living and modern convenience, making it an exceptional setting for a home of Rood Hall's calibre.



Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>®</sup>  
 1802 ft<sup>2</sup>  
 167.3 m<sup>2</sup>

Reduced headroom  
 64 ft<sup>2</sup>  
 5.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## SERVICES

- Mains Water & Electricity are connected.
- Private Drainage.
- Oil Fired Central Heating.
- Council Tax Band- G
- Tenure – Freehold
- Energy Rating (EPC) To Follow

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	48 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. In internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- The Stables, Summer Road, Walsham Le Willows, Suffolk



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