



Morcott, 9 West Street, Cambridge, CB23 7DS  
Offers In Excess Of £850,000 Freehold



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**A STUNNING DETACHED GRADE II LISTED PERIOD HOUSE, EXTENDED AND BEAUTIFULLY PRESENTED, RETAINING MANY ORIGINAL FEATURES AND SET WITHIN A LARGE SOUTH FACING GARDEN IN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- 4 bedroom detached period residence
- 2202 sqft / 204 sqm
- New oil-fired central heating boiler-2025
- Garage and mature south facing rear garden
- Council tax band-F
- 2 reception rooms plus a study
- 0.18 acre plot
- Built in the 18th century
- Re-thatched in 2024
- Grade II listed

Morcott is a beautiful 18th century Grade II listed thatched cottage, which has been subject to a programme of expansion and sympathetic refurbishment. The property was extended in the year 2000 and offers spacious, versatile and beautifully presented accommodation. The current owners have made a series of improvements and periodic updating. Most notably these include a full re-thatching in 2024, a kitchen refurbishment in 2023 and a new boiler in 2025, yet at all time preserving the original character features and unquestionable charm of the original building.

The accommodation comprises an entrance hall, which gives access to a large sitting room with a feature fireplace and exposed timbers. There is a further lounge, again with a wood burning stove and exposed timbers. Off an inner hallway is a shower room and an office, which boasts a mezzanine sleeping deck above and views over the garden beyond. The kitchen/dining/family room is the heart of this beautiful residence and boasts a virtually glazed rear elevation and a glazed vaulted ceiling and a door to the garden. The kitchen is fitted with attractive cabinetry, including deep pan drawers, pull out larder cupboards and a matching dresser with integral lighting, ample quartz working surfaces with an inset ceramic butler sink, bevel drainer and a matching central island, again with quartz tops. There is a Bertazzoni range cooker with an extractor over, an integrated dishwasher and microwave, a bin store and an American style fridge/freezer. Just off is a utility room, which accommodates the new Firebird envirogreen boiler with a 10 year guarantee, plus space for the usual white goods and door to the garage. The ground floor also accommodates the principle master bedroom with vaulted ceiling, a door to the garden, dressing room and a luxury ensuite shower room. There are two staircases to the first floor and these lead to three good-sized bedrooms, a family bathroom, which includes a claw-foot roll top bath and there is a separate WC also.

Outside, there is a large one-car garage with bi-folding doors, power and light connected, and a door to the utility room. Secure gated side access leads to the rear garden, which is mainly laid to shaped and manicured lawns with flower and shrub borders and beds, a selection of specimen trees and mature bushes, a generous paved patio with pathway to a wildlife pond with bridge over to an additional paved terrace with pergola above. There are raised vegetable, herb and fruit beds, a greenhouse, timber shed, chicken coop, bike shed and a discreetly positioned oil tank. All enjoy a sunny southerly aspect and excellent levels of privacy and seclusion.

**Location**

The village offers an excellent range of facilities and amenities including a Co-op, shop/post office as well as schooling provision from pre-school up to the age of 18 years. The 'outstanding' Ofsted rated Village College has an adjoining Community Leisure and Health & Fitness facility and there is a doctors surgery, dentist, public house, hairdresser and a large recreation ground.

The village also benefits with an off road cycle path to central Cambridge and the railway station.

**Tenure**

Freehold

**Services**

Mains services connected include: electricity, water and mains drainage. Oil-fired central heating

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band - F

**Fixtures and Fittings**

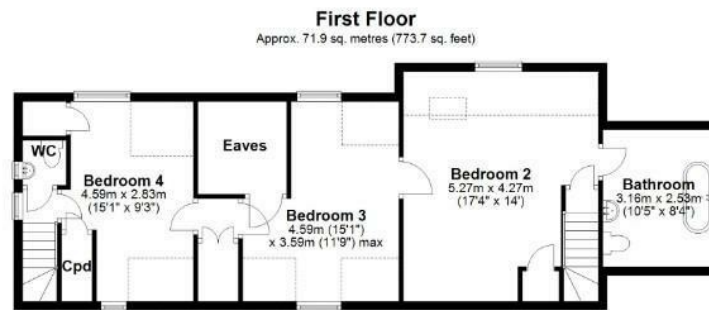
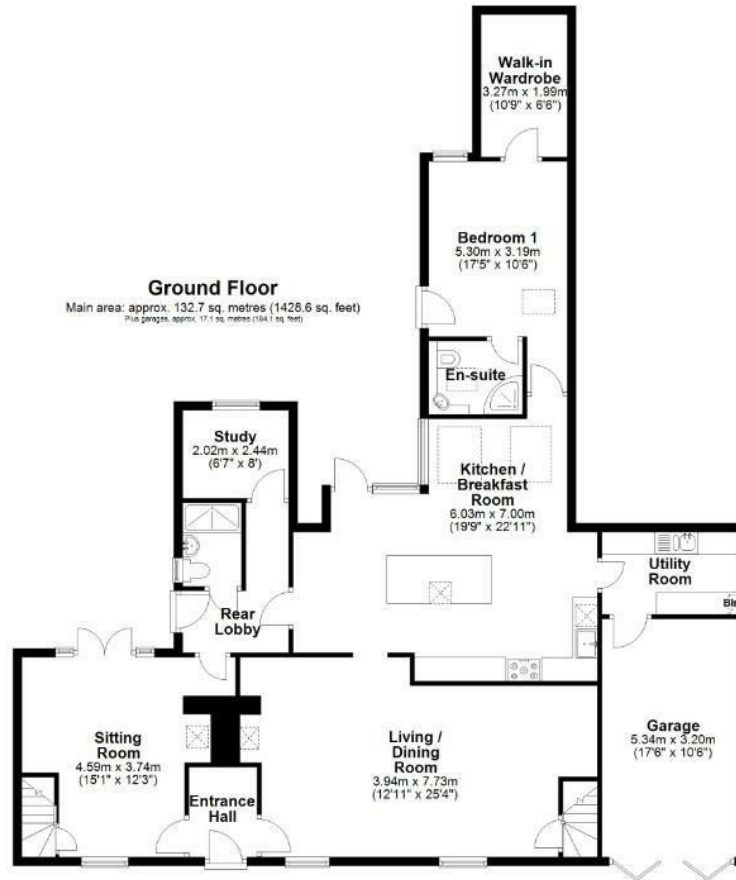
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris







Main area: Approx. 204.6 sq. metres (2202.3 sq. feet)  
 Plus garages: approx. 17.1 sq. metres (184.1 sq. feet)

Drawings are for guidance only  
 Plan produced using PlanUp.

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



