



Saffron Cottage

1 Foxenfields, Abbots Ripton, Cambs. PE28 2PW

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Exclusive & New Homes

Welcome to

Saffron Cottage

Accommodation Summary

Ellis Winters are delighted to offer Saffron Cottage a modern thatched home built in the late 90's situated centrally within the popular village of Abbots Ripton. The property measures in excess of 2000 SQ-FT when including the garage and is positioned on a well maintained and mature plot measuring a quarter of an acre (STS).

The accommodation offered briefly comprises four good sized bedrooms, three bathrooms, three reception rooms, kitchen/breakfast room, utility room and cloakroom. Entering the property you are greeted by the impressive entrance hall with stairs leading to the first floor galleried landing. The entrance hall provides direct access to all three reception rooms offered including the good sized lounge with a inglenook fireplace acting as the standout focal point of the room. The other two reception rooms include a formal dining room and an office/family room ideal for a buyer with young children or who needs to work from home. The remained of the ground floor accommodation comprises, a newly refitted kitchen/breakfast room with integrated appliances and space for a breakfast table, a separate refitted utility room located off the kitchen and a downstairs two piece suite cloakroom located by the front door.

The first floor accommodation comprises the previous mentioned galleried landing which is another standout feature of this unique home. The landing provides access to all four good sized bedrooms including both bedroom one and bedroom two which both benefit from built in wardrobes and en suite shower rooms making bedroom two the perfect guest suite for visitors or ideal for a teenager. Bedroom three and bedroom four also benefits from built in wardrobes and the family bathroom completes the first floor accommodation.

Outside the property benefits from ample off road parking provided by a gravelled driveway and a detached double garage built in a mock barn style with cladding, pan tiled roof and double doors. The garage measures 5.75m (18'10") x 5.58m (18'4") and provides both power and lighting. The mature wraparound garden is mainly laid to lawn and boasts three patio seating areas.

Abbots Ripton is a picturesque village with a local convenience store/post office, a village pub/restaurant called The Elms, and a village primary school. The market town of Huntingdon is only a short drive away which provides numerous amenities including a train station with frequent trains to London St Pancras in under an hour. The historic city of Cambridge is also only a 35 minute drive away.

Ground Floor

Entrance Hall 4.57m (15') max x 3.43m (11'3")

Cloakroom

Office/Family Room 3.50m (11'6") x 2.93m (9'7")

Dining Room 3.54m (11'7") x 3.50m (11'6")

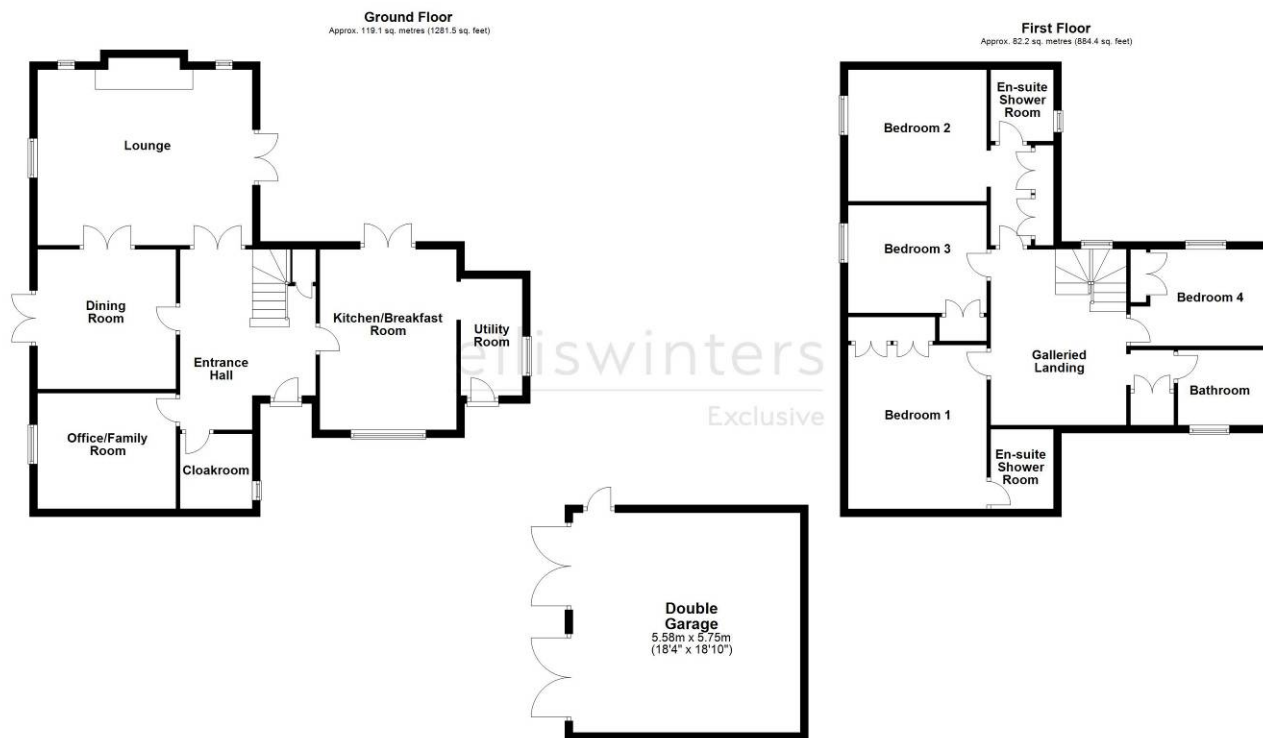
Lounge 5.43m (17'10") x 4.45m (14'7")

Kitchen/Breakfast Room 4.44m (14'7") x 3.46m (11'4")

Utility Room 2.96m (9'9") x 1.56m (5'1")

First Floor





Galleried Landing 4.45m (14'7") x 3.44m (11'3")

Bedroom 1 4.15m (13'7") x 3.51m (11'6")

En-suite Shower Room

Bedroom 2 3.50m (11'6") x 3.40m (11'2")

En-suite Shower Room

Bedroom 3 3.53m (11'7") x 2.73m (8'11")

Bedroom 4 3.46m (11'4") max x 2.44m (8')

Bathroom

Further Information

Tenure: Freehold

Council Tax Band: G

EPC Rating: C

Agents Note

Since the outside photos were taken a new additional patio seating area has been installed next to the garage. The outside of the property has also been freshly repainted.

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.



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All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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