



Residential Sales • Residential Lettings • Land & New Homes • Property Auctions

## Totters Hall, Sturmer Road, Kedington, CB9 7NT

A truly immaculate period cottage situated in a popular and desirable village with easy access to the city of Cambridge. The property boasts a wealth of period features, a lovely kitchen / breakfast room, four good sized bedrooms, en-suite and family bathroom. (EPC Rating TBC).

- Stunning Double Aspect Fireplace
- Large Driveway
- Lovely Kitchen / Breakfast Room
- En-Suite Shower Room
- Exposed Wall & Ceiling Timbers
- Cottage Style Garden

Guide Price **£495,000**



### KEDINGTON

Kedington is a conveniently positioned, attractive and well served Suffolk village. The 14th century Grade I Listed Church of St Peter and St Paul betrays the history of the village, but most of the current residential buildings are from the 16th Century onwards. Significant expansion in the twentieth century has brought excellent facilities including well regarded butchers, general store and further shops. There is a primary school public houses, doctor's surgery, a recreation ground and public amenity meadows. More comprehensive facilities are available in the nearby town of Haverhill (around 3 miles). Newmarket is approximately 12 miles north, with the University city of Cambridge approximately 20 miles away. There are mainline rail stations to London at Audley End (around 16 miles) and Cambridge. London Stansted airport is around 30 miles away.

### ACCOMMODATION with approximate room sizes.

#### RECEPTION HALL:

Windows to front and side. Exposed beams and brickwork. Brick flooring. Radiator.

#### LOUNGE:

19'10 X 12'. Exposed beams. Window to front. Stunning double aspect fireplace with brick hearth and beautiful wood burner. Stairs rise to the first floor. Radiator. Teak flooring. Storage cupboard housing water softener and gas boiler,.

#### TV ROOM / DINING ROOM

16'2 X 13'1MAX. French doors to rear garden, window to side. Radiator, exposed timbers. TV point.

#### KITCHEN/ BREAKFAST ROOM:

19'5 X 12'3 > 8'9. Oak bespoke farmhouse style kitchens with Inset butler sink with mixer taps. Wall and base level units with range cooker and extractor hood over. Integral dishwasher, terracotta tiled flooring, radiator. Plumbing for automatic washing machine. Exposed beams with inset lighting. Dual aspect windows, Beautiful double aspect brick fireplace with fitted wood burner.

#### BOOT ROOM:

9'11 X 3'10. Window to rear. Part glazed door to rear garden. Tiled flooring. Radiator. Built in storage cupboard.



## FIRST FLOOR

### LANDING:

Exposed timbers. Window to rear. Built in wardrobe. Radiator. Solid wood flooring.

### BEDROOM ONE:

12'4 X 12'. Windows to side and rear. Radiator. Exposed timbers.

### BEDROOM TWO:

11'10 X 8'4. Window to side. Radiator. TV point.

### EN-SUITE:

Suite comprising low level WC, pedestal hand wash basin. Glazed shower cubicle. Tiled flooring. Ladder radiator. Inset lighting to ceiling. Part tiled walls.

### BEDROOM THREE:

9'8 X 9'2. Access to loft space. Window to front. Radiator. Airing cupboard.

### BEDROOM FOUR:

9'5 X 9'. Window to side. built in cabin bed, built in storage cupboard and hanging rail, Radiator.



### BATHROOM:

Suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over. Window to front. Inset lighting to ceiling. Exposed timbers. Solid wood flooring. Part tiled walls. Radiator. Shaver point.

### OUTSIDE:

To the rear there is wonderful cottage style gardens with paved area on leaving the property providing a wonderful area for seating and entertaining. Steps lead up to the remainder of

the garden which is mainly laid to lawn with flower and shrub borders. Outside tap. Side pedestrian access leads to brick paved driveway providing ample parking and the cottage is set back from the road.

#### **SPECIAL NOTES**

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.





## Totters Hall

Approximate Gross Internal Area :- 150 sq m / 1615 sq ft



Illustration For Identification Purposes Only. Not To Scale  
Job Ref. 70650

**Not to scale, for guidance purposes only**

### Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.

TO FOLLOW

### Council Tax Band: E

#### Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.  
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.