



**46 Ditton Green,  
Woodditton**

**DAVID  
BURR**



# 46 Ditton Green, Woodditton, CB8 9SQ

Woodditton is a popular village close to Newmarket and has a public house and church. Newmarket offers a good range of amenities including schools, shops supermarkets, restaurants and leisure facilities. There is excellent access to the A14 and A11 (M11) and a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge, Audley End and Whittlesford offer direct rail lines into London with the fastest trains taking under one hour. Stanstead Airport is approximately 40 minutes' drive.

A charming two-bedroom Grade II listed cottage situated within one of the area's finest villages. The property enjoys an abundance of character throughout, including original features such as exposed beams and an inglenook fireplace. The accommodation includes a sitting room, kitchen/breakfast room, bathroom, rear hallway, and two bedrooms. Externally, it offers driveway parking together with front and rear gardens and a brick-built store.

## A characterful Grade II listed two-bedroom thatched cottage, situated within the village of Woodditton.

### Ground Floor

Entrance into the:

**SITTING ROOM** With a large inglenook fireplace with inset, tiled floor, window to front aspect, and exposed original beams.

**KITCHEN / BREAKFAST ROOM** Stylishly fitted with units and oak worktops over, and an inset butler sink. Integrated appliances include a cooker, hob, fridge, and dishwasher. Tiled floor and window to front aspect.

**REAR HALL** Tiled floor and a door leading to the rear garden.

**BATHROOM** Fitted with a bath with shower over, wash hand basin, heated towel rail, WC, an airing cupboard housing the electric boiler, plumbing for a washing machine, and window to rear aspect.

### First Floor

**BEDROOM 1** With a range of fitted wardrobes, a window to the front aspect, and a further storage cupboard.

**BEDROOM 2** With a window to the rear aspect, fitted wardrobes, and further storage.

### Outside

The property is approached via the driveway which provides parking for two vehicles and access to the front garden which is predominately lawned with a gravel pathway leading to the house.

The rear garden is lawned and includes a brick-built storage shed with electricity connected.

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**SERVICES** Electric central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY** East Cambridgeshire District Council.

**COUNCIL TAX BAND B.** (£1,779.07 per annum)

**EPC F.**

**TENURE** Freehold.

**CONSTRUCTION TYPE** Brick and rendered construction under thatched roof.

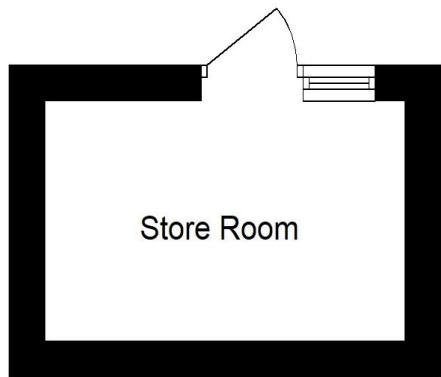
**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.  
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** along.trickled.slicer

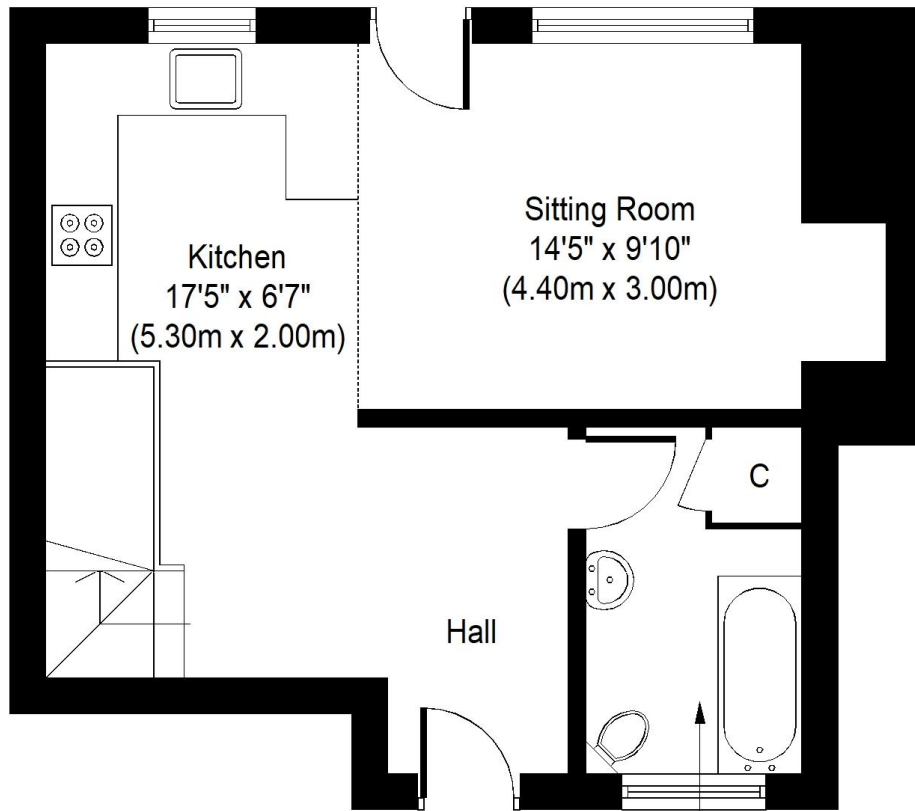
**VIEWING** Strictly by prior appointment only through DAVID BURR.

**NOTICE** whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

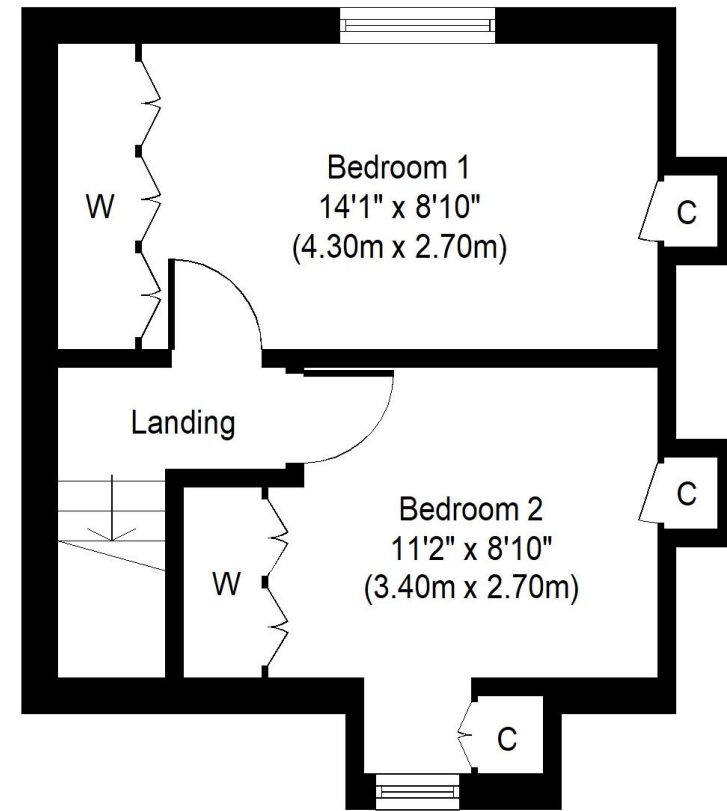




**Store Room**  
**Outbuilding**  
 (Not Shown in Actual  
 Location / Orientation)



**Ground Floor**  
**Approximate Floor Area**  
**412 Sq. ft.**  
**(38.3 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**305 Sq. ft.**  
**(28.3 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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