



**Meadowcroft, 5 Maypole Lane
Woodditton**

**DAVID
BURR**



Meadowcroft, 5 Maypole Lane, Woodditton, CB8 9SD

The picturesque village of Woodditton is set in gently rolling countryside on the Suffolk/Cambridgeshire border, close to the renowned horseracing town of Newmarket and within easy reach of Cambridge. Surrounded by open farmland, the village enjoys a peaceful rural setting, with a parish church and active community, while a good range of shops, schools and supermarkets can be found in nearby Newmarket.

This charming detached cottage is situated in a quiet location on the outskirts of the village overlooking adjacent paddocks. The property has retained many original period features including exposed beams and fireplaces, complemented by modern finishes, and offers a spacious and flexible layout set within mature gardens with off-road parking and a garage. In all, about 0.31 of an acre.

A charming detached cottage overlooking paddocks, with a garage and parking.

Ground Floor

Entrance into the:

ENTRANCE HALL With stairs rising to the first floor.

SITTING ROOM A light triple aspect room with views to the front and rear, and an inglenook fireplace with a wood-burning stove.

DINING ROOM Another charming room with a brick fireplace and wood-burning stove, large storage cupboard and outlook to the front.

GARDEN ROOM A lovely light room with tiled flooring and doors opening to the garden.

KITCHEN Extensively fitted with a range of units under wooden worktops, with a Belfast sink inset. Appliances include a Range cooker with five-ring induction hob, space for a fridge/freezer, and there is plumbing for a dishwasher.

REAR LOBBY With plumbing for a washing machine, boiler serving radiators, and door leading to the rear.

STUDY / BEDROOM 3 Double aspect with airing cupboard and double wardrobe.

BEDROOM 4 Double wardrobe.

BATHROOM Fitted with a white WC, wash basin, tiled shower cubicle, bath, and a heated towel rail.

First Floor

LANDING Features a storage cupboard and views to the rear over adjacent paddocks.

BEDROOM 1 Double aspect with exposed beams.

BEDROOM 2 With exposed beams and outlook to the rear.

CLOAKROOM Fitted with a WC and wash basin.

Outside

The property is approached by five-bar gates opening onto a gravel driveway, providing ample parking for four to five cars, as well as space for turning, leading to the **GARAGE** with light and power connected, and a large garden store. Behind the garage and store is a log store and covered storage area, in turn leading to an enclosed area of lawned garden, surrounded by mature hedging.

To the rear of the property are mature beds and borders, and a delightful seating area enjoying the backdrop over adjacent paddocks, with a further paved terrace flanking the garden room. The remainder of the garden is lawned, in turn leading to the kitchen garden with a variety of vegetable and fruit beds and fruit cage, ideal for the keen gardener.

In all, about 0.31 of an acre.

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SERVICES Oil-fired central heating to radiators. Mains water. Septic tank drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council

COUNCIL TAX BAND E. (£2,795.69 per annum)

EPC F.

TENURE Freehold.

CONSTRUCTION TYPE Brick & flint construction under tiled roof.

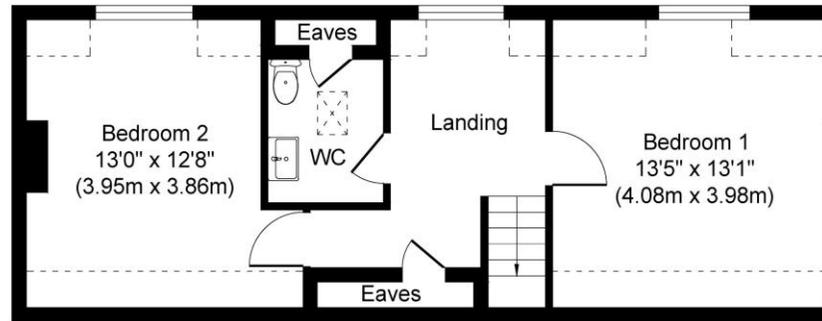
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 48 mbps download, up to 8 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS faces.port.dumplings

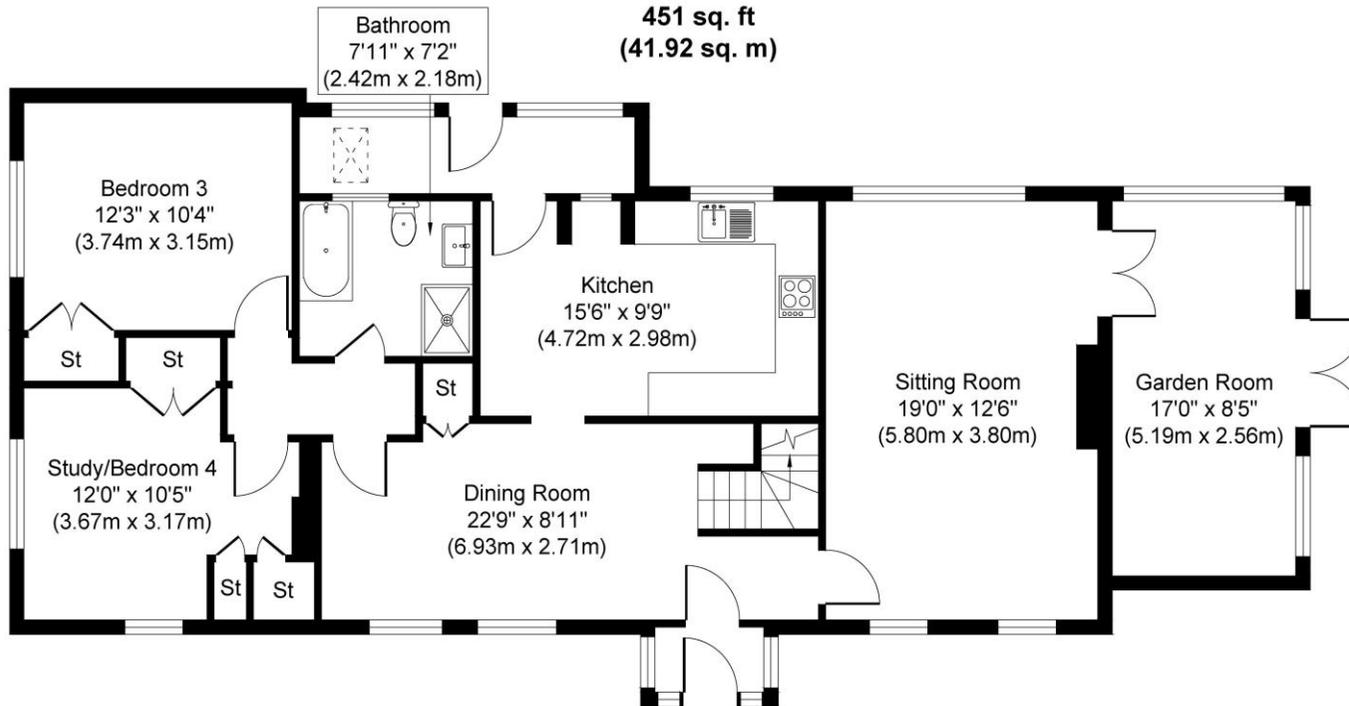
VIEWING Strictly by prior appointment only through DAVID BURR.

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First Floor
Approximate Floor Area
451 sq. ft
(41.92 sq. m)



Ground Floor
Approximate Floor Area
1220 sq. ft
(113.35 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

