



Ermine Street

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An outstanding, beautifully presented and significantly improved semi-detached Grade II listed thatched house with Victorian additions with generous accommodation of around 107 sqm / 1155 sqft.

Guide Price:
£360,000

Ermine Street, Caxton,
CB23 3PQ



As of 13th May we are now able to conduct in-person viewings and valuations as we were pre-lockdown.

We have detailed measures in place to ensure we meet and exceed government safety guidelines.

Our office in Trumpington is open by appointment.

Pear Tree Cottage is part 17th Century, part Victorian semi-detached house beautifully styled and presented throughout, which has been updated and improved including a recently thatched roof, some re-decoration and throughout it is full of charm and character.

There are two good reception rooms with the sitting room having a lovely fireplace with a wood burning stove inset, the dining room on the Victorian side is full of light with triple aspect windows including a bay and has an attractive cast iron feature fireplace.

The kitchen / breakfast room is large enough to eat in, has a beautiful tiled floor, a good range of units, plumbing for a washing machine and dishwasher and an electric cooker point.

On the first floor there are three nicely proportioned bedrooms and a three-piece bathroom suite.

To the front of the house there is a drive for off road parking. Gated side access leads to the rear garden, which is enclosed by a high level brick wall allowing a high degree of privacy. There is a raised lawn, patio and small summer house.







107 sqm / 1155 sqft

0.06 acre / 233 sqm

Semi-detached house

3 bed, 2 recep, 1 bath

Off road parking

Grade II Listed

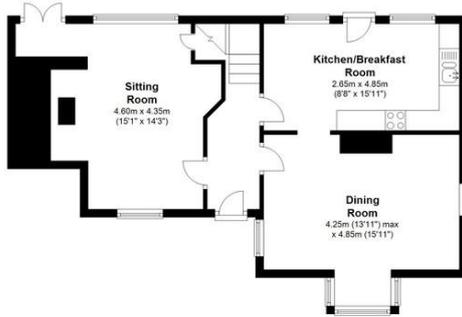
EPC exempt

Council tax band - C



Ground Floor

Approx. 57.0 sq. metres (613.9 sq. feet)

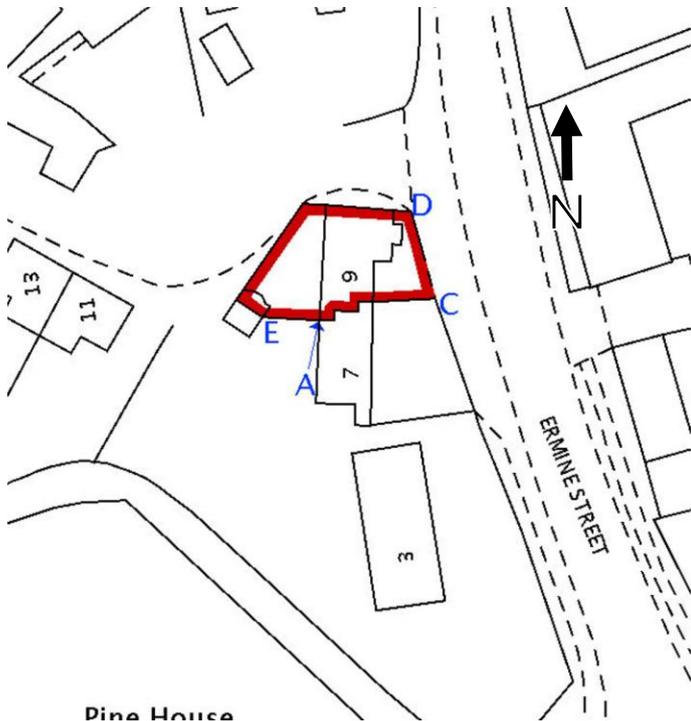


First Floor

Approx. 50.3 sq. metres (541.3 sq. feet)



Total area: approx. 107.3 sq. metres (1155.1 sq. feet)



Dine House

Caxton is a small, attractive village about 10 miles west of the city boundary with easy access along the A428. It is surrounded by open countryside yet easily accessible and about equidistant from Cambridge, St Neots and Royston all of which have an excellent train service to London. The village is bypassed by the A1198, meaning it carries limited through-traffic.

It is within the catchment of the Ofsted 'Outstanding' rated primary school at neighbouring Bourn which feeds the high-achieving Comberton Village College and there is a similarly well rated nursery in Bourn also.

Further day-to-day facilities, including a major supermarket can be found in the next, larger village of Cambourne, the centre of which is less than 2 miles by car or 1.5 on foot.

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