



48 sqm / 517 sqft

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Allocated parking

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Cottage Courtyard Garden

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Grade II Listed

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End of Terrace House

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EPC - Exempt

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2 bed, 1 recep, 1 bath

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Council tax band - C

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High Street

A pretty, well presented and maintained Grade II listed cottage, set in a tucked away location close to the High Street, with a private south westerly facing garden and allocated parking.



Guide Price  
£315,000



The cottage, although Grade II listed, is believed to have been fully renovated and added to in the 1990's whilst retaining lots of lovely period features. It feels both cosy and modern and has recently been updated with a refitted kitchen and bathroom. Presented in beautiful condition throughout, the property also has a lovely private, low maintenance garden enjoying a sunny South/Westerly aspect.

with raised beds and good sized paved area for enjoying the sun and entertaining. The allocated parking space is located on Old School Lane, adjacent to the path leading to the cottage.

Ideally located for the commuter with fast trains running at peak times from Whittlesford Parkway to London in 60 Minutes and trains to Cambridge taking about 10.

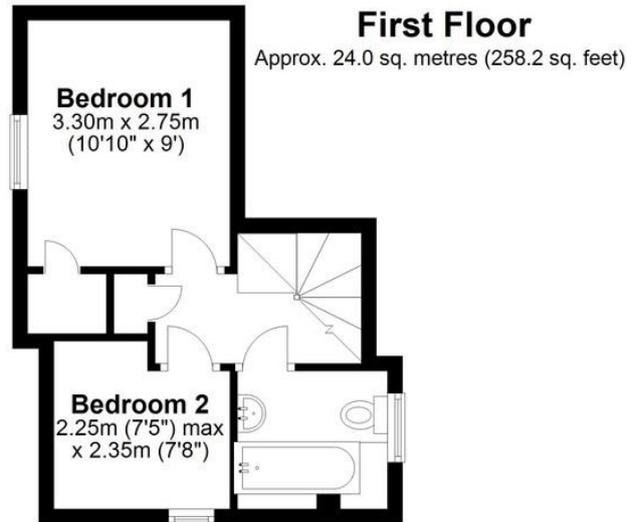
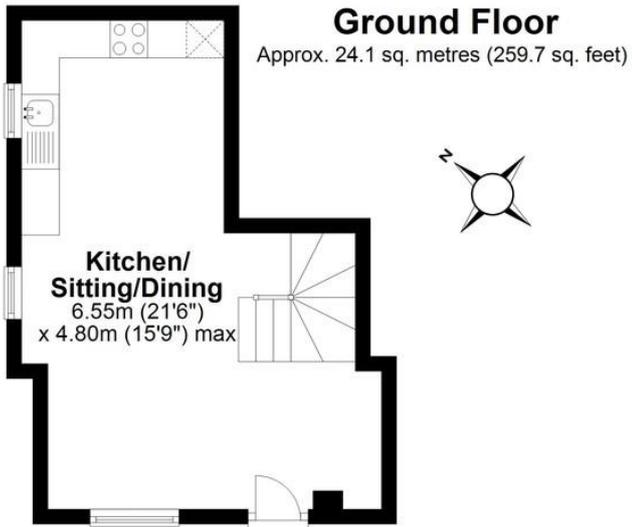
A part glazed front door opens into the open plan living space, which is laid out into sitting, dining and kitchen areas. The sitting area has a window to the front and the staircase rising to the first floor.

The kitchen / dining area has two windows to the side aspect and is fitted with a range of floor and wall mounted cabinets. There is an integrated fridge-freezer, washer-dryer and dishwasher and a built in oven and hob, with extractor over.

On the first floor, the landing opens to a double and a single bedroom as well as a modern bathroom.

The property is approached via a pathway off Old School Lane. The garden is all to the front but enjoys a high level of privacy and is fully fenced,





Total area: approx. 48.1 sq. metres (517.8 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk)  
Plan produced using PlanUp.

Total area:  
Approx. 48 sq m  
(517 sq ft)



Whittlesford is an enormously popular historic village. It is far enough away from Cambridge to be peaceful but close enough to offer an easy commute and has a good range of local facilities. Junction 9 of the M11 is only about a mile away and on the outskirts of the village is its mainline railway station, Whittlesford Parkway, which offers services to Cambridge and London Liverpool Street.

Within the village there is a post office and shop, The Tickell Arms pub and restaurant and The Bees in the Wall pub. There is also The Red Lion Inn and a hotel by the railway station. The village has various societies, clubs and sports teams and an OFSTED 'Good' primary school that feeds to the OFSTED 'Good' Sawston Village College.

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