



- Significant Extended Detached Cottage
- Beautifully Presented Throughout
- 4 Bedrooms
- Generous Plot
- 3 Reception Rooms
- Over 2000 Sq Ft
- Period Features & Contemporary Finishing
- Kitchen/Breakfast Room & Utility Room
- Countryside Views

CHURCH STREET, WHADDON

Situated on a generous plot, this delightful & recently re-thatched period cottage dates back to the 17th century & has been extended in more recent years. With over 2000sqft of flexible accommodation this home has the perfect combination of period features & modern contemporary finishing.

GUIDE PRICE
£650,000

Royston
01763 750000

42 High Street, Royston, Hertfordshire, SG8 9AG

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Written quotations available on request. All loans secured on property. Life assurance is usually required.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		



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PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this delightful, Grade II listed, detached period cottage that dates back to the 17th century but has been extended in more recent years to create a home with over 2000sq ft of flexible accommodation that has the perfect combination of period features and modern contemporary finishing. Situated on a generous plot in the quaint village of Whaddon, this property has been superbly maintained and only recently re-thatched.

Approaching the property, you will see that there is fantastic curb appeal and when you step in you will not be disappointed. It is ideal that you have two access points, a main front entrance and another side entrance into the boot room of the extended accommodation that is ideal if you have been out for a country walk. From the front entrance you have a lobby before entering the main sitting room, which is full of character with feature wooden beams and a fireplace with wood burning stove as a focal point. The wooden floors are a feature that run through to the separate dining room and this room could easily be used for other purposes as the kitchen has ample space for all your dining needs if preferred.

From the dining room you have a stairway to the main bedroom accommodation. Here you will find three of the four bedrooms in the property and all of which can be double rooms. The second and master bedrooms are certainly very spacious and the master has a built-in wardrobe area. All bedrooms are served by a family bathroom with a white three-piece suite and chrome heated towel rail.

Stepping through to the extended, ground floor, accommodation you have an inner hallway with a downstairs cloakroom off and also a door to an excellent sized study that has double doors leading out to the rear garden, a great place to work from home. To the rear of the property, you have a fantastic open plan kitchen breakfast room, with ample space for a seating area if you wish. This room feels particularly spacious thanks to the part vaulted ceiling. From here you have a separate stairway to the guest accommodation, or perhaps if you have a member of the family that wants their own private space. The double bedroom from this stairway has built-in storage and its own ensuite shower room. This of course could be your separate master suite if you prefer.

Going back to the kitchen, this really does feel like the heart of the home. You will find an excellent amount of wall and base level storage with high quality granite work surfaces over. There are many integrated appliances including an oven and further combination microwave oven, 4 plate hob with extractor over, fridge/freezer and dishwasher. The kitchen is nicely finished with tiled Karndean flooring and feature spotlights. Adjoining the kitchen is a useful utility room, perfect for extra storage and for those noisy appliances.

Going outside this property continues to impress. The generous enclosed garden is mainly laid to lawn with hedge borders, flower beds and mature trees. It has a fantastic feeling of privacy and with fields beyond you do feel part of the open countryside. You will find a summer house to the rear of the garden, which has power and light connected, so you could make great use of this room if you wished. Immediately off the property you have a large paved patio area and access to the rear of the garage, which is a full garage sized door, creating superb access from front to back.

LOCATION - WHADDON

Whaddon is a village and civil parish in South West Cambridgeshire. When moving to Whaddon you will find a real sense of community spirit and places and events to meet all the local villagers. Within the village you will find the Parish church of St Mary which dates back to the 13th century and the village hall, which is located next to the recreation ground, the home of the village cricket team and also where you will find a children's playground. Whaddon has a well-established 9 hole pitch and putt golf course and driving range, also with a small pub and bar that's open a couple of nights a week and often hosts a village quiz. In terms of schooling, you have several options of primary schools in several of the close neighbouring villages and secondary schools in both Melbourn and Bassingbourn.

Just a few miles up the road you have the town of Royston where you will find a high street of shops and cafes, this is also where you will find a number of supermarkets including Tesco, M&S and Aldi. In Royston there is a main line train station with a regular service direct to London Kings Cross as quick as 38 minutes and also a small station in the neighbouring village of Meldreth if you prefer, both also link directly to Cambridge. Additionally, in terms of travel, you have the M11 & A1 within a 10-15 minute drive if you want to travel internationally, London Stansted airport and London Luton Airport are both just half an hour's drive away. The city of Cambridge is also within very easy reach, approximately 20 minutes by car.

