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# Elm Cottage & Elm Cottage The Annex The Avenue, Madingley, Cambridge, CB23 8AD

Guide Price £925,000 Freehold



Energy Rating Band E

Elm Cottage is a wonderful family property of immense charm and character with particularly spacious and versatile accommodation, comprehensively improved and extended in 2007 to provide accommodation measuring over 2740 SQFT, located in the ever-popular and beautiful village of Madingley.

In brief, the accommodation consists of a kitchen/dining room, which is a great space for entertaining. The kitchen has a range of matching cabinets and drawers, ample work surfaces, a breakfast bar for informal dining, space for a large dining table and chairs, a window to the side aspect, and French doors leading to the front garden.

The living room is light and airy, with high ceilings, a wood-burning stove, a further cast iron fireplace with decorative tiled surround, 2 windows to the front aspect, and a solid door to the garden. Off the living room is a playroom.

The inner hallway has a WC off, stairs rising to the first floor, and leads through the back to the kitchen, study, utility, bedroom 5, and the rear garden. The study has original features, including stripped floorboards, a cast-iron fireplace, and dual aspect windows. The utility has a butler sink, space, and plumbing for various appliances, storage cupboard. Bedroom 5 is a versatile room suitable for a variety of uses. It has a kitchenette with space and plumbing for appliances, an en suite shower room, WC, wash hand basin, window overlooking the garden.

The first-floor accommodation has 4 double bedrooms, all accessed off a feature galleried landing, with large windows allowing for plentiful natural light; this is a particularly pleasant light and open space. The principal bedroom is a fantastically sized double with a large window overlooking the rear garden. The principal benefits from an en suite including a bath, WC, and wash hand basin. There are 3 more double bedrooms. The family bathroom has a bath, WC, hand-wash basin, and a shower.

The 2-bedroom annex is another versatile space, ideal for letting or a variety of other uses. It has its own access. There are 2 bedrooms on the ground floor, a shower room with WC, and a hand-wash basin. The first floor has a kitchen/dining room and a living room.

Outside, Elm Cottage sits in grounds of approximately ¼ acre, in a private position within the village, approached via a gravel driveway; there is parking for numerous vehicles. The front garden has a patio, mature trees, shrub borders, and the remainder is laid to lawn; high hedging gives complete privacy. The rear garden has a garage with power and lighting connected, gravelled area behind secure double gates allows for more off-road parking. There is a large lawn, shrub borders, timber shed with attached open log storage.

Location - Madingley is a charming village tucked away just outside the western fringes of the city boundary and about 3 miles from the University Centre, which is situated amidst an exclusive green belt area and is largely a conservation area. There is a well regarded restaurant called The Three Horse Shoes in the village, along with Madingley Hall which dates back to 1543 and Cambridge American Cemetery.

Madingley is most eagerly sought after, especially and close to the principal colleges, university library, etc., being within cycling distance. Primary schooling is available in nearby Coton and secondary education in Impington and Comberton. Communications are excellent, the M11 and A14 being close by, and there are also several excellent golf courses in the area.







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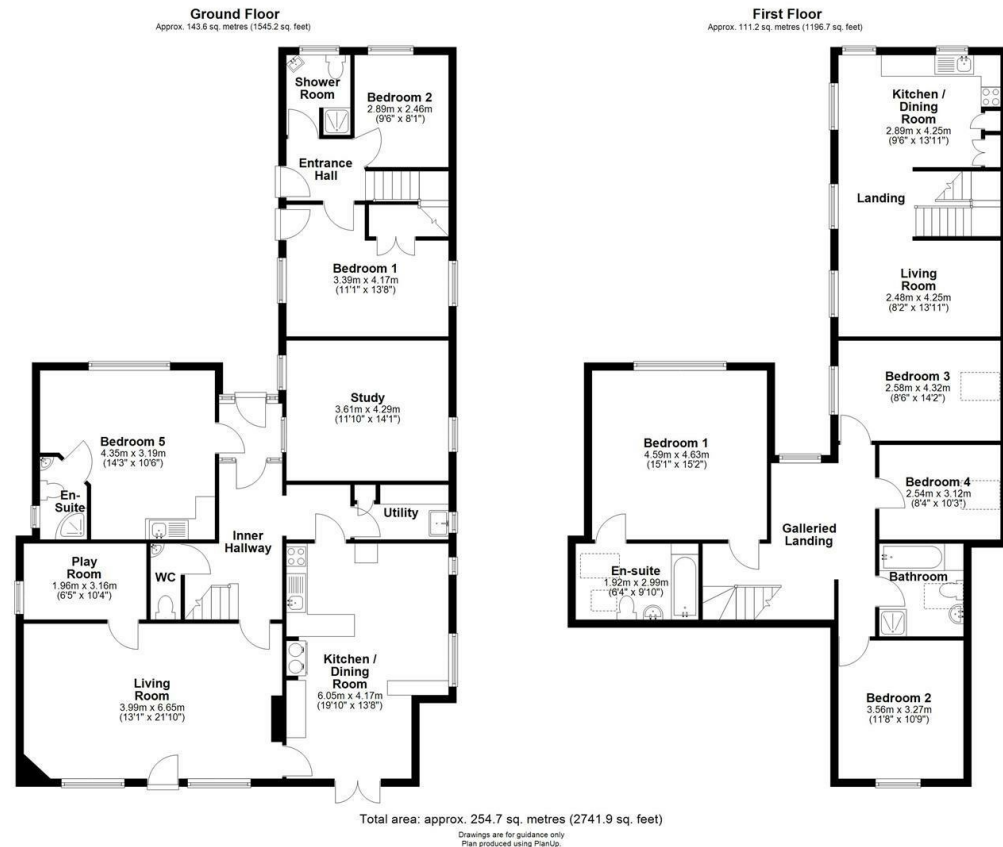
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## Further Information

Tenure - Freehold

Council Tax - Band E

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

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