



4 Thornberry Hill Cottages Old Wimpole Road, Wimpole, SG8 0BT  
Guide Price £595,000 Freehold



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01223 860860

**A BEAUTIFUL GRADE II LISTED COTTAGE, EXTENDED AND MUCH IMPROVED, SET WITHIN GARDENS AND GROUNDS EXTENDING TO 0.25 ACRES FRONTING ONTO A STREAM WITH STUNNING VIEWS OVER WIMPOLE ESTATE.**

- Grade II listed cottage
- 3 beds, 2 baths, 1 reception room
- 1023 Sqft/95 Sqm
- 0.25 acre plot
- Oil fired central heating to radiators
- Off road parking and garage
- Large open planned kitchen/dining room
- Exposed timbers and Inglenook fireplace
- Council tax band -D
- Chain free

This beautiful terraced cottage, only one of five, was historically owned by the National Trust and part of the Wimpole estate. The house has been in the current owners care for more than fifty years and over the years the property has been extended and lovingly improved, yet great care has been taken to preserve much of its original character and charm. The mature and private gardens and grounds extend to 0.25 acres backing onto a stream. There is off road parking and a garage and panoramic views over the beautiful Wimpole estate. The property is arranged over three floors with a wealth of exposed timbers, inglenook fireplaces and exposed brick chimney breast.

The accommodation comprises an entrance area, opening to the sitting room with feature inglenook fireplace complete with bread oven and exposed brick chimney breast, exposed timbers and door to the stairs leading to the first floor. The kitchen/dining room is a generous room with views over the garden and fitted with bespoke cabinetry, ample solid wood work surfaces with inset ceramic sink unit and drainer, electric cooker point with extractor over, integrated fridge freezer and space for a washing machine and dishwasher. Just off the side lobby is a cloakroom/WC and a separate shower room.

On the first floor there are two bedrooms and a family bathroom. Please note that bedroom two has limited head-height. There is a further large bedroom on the second floor which enjoys wonderful views over the front garden and the countryside beyond.

Outside, there is a gravelled parking area for all five cottages and a garage en-bloc with up and over door. The front garden is laid mainly to lawn with flower and shrub borders and beds, selection of mature trees and bushes and a pathway leading to the entrance portico. The rear kitchen garden is laid mainly to paviour and shingle with neat box hedging and leads to a brick-built store. Beyond this is the principle garden which is mainly laid to lawn with flower and shrub borders and beds, paved patio and leads to the stream with bridge over and uninterrupted views over countryside.

#### **Location**

Wimpole is a charming rural village set in the midst of glorious open countryside midway between Cambridge and Royston. Conveniently situated just on the A603 approximately 7 miles South West of Cambridge, it is a village of quality properties. Wimpole Hall country estate is only a stones throw away from the property, with parkland and walled gardens, a family-friendly farm and a grand mansion. The neighbouring village of Orwell has an excellent Village Store/Post Office, Pub/Restaurant and there is also a church and well renowned Church of England primary school (less than 1 mile away), Comberton Village College is also within easy reach. There is a main line railway station within a short drive away, at Royston, which provides quick access to London Kings Cross, and the M11 (Junction 12) is just 6 miles away.

#### **Tenure**

Freehold

#### **Services**

Mains services connected include: water and electricity. Oil fired central heating. Septic tank for mains drainage.

#### **Statutory Authorities**

South Cambridgeshire District Council  
Council tax band -D

#### **Fixtures and Fittings**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

#### **Viewing**

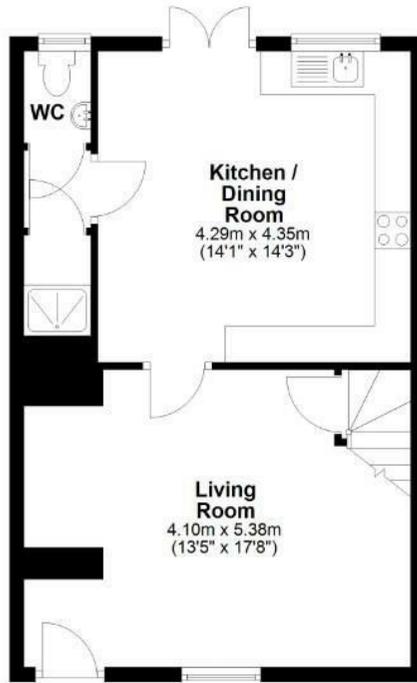
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





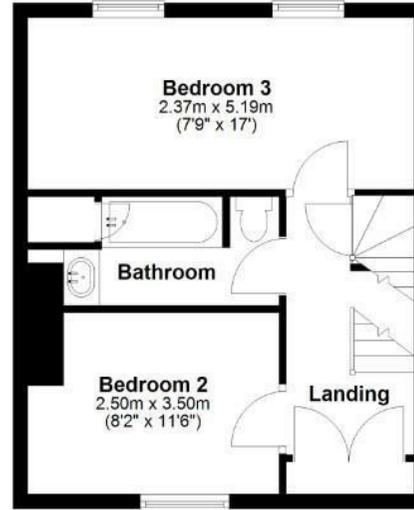
### Ground Floor

Approx. 45.7 sq. metres (491.7 sq. feet)



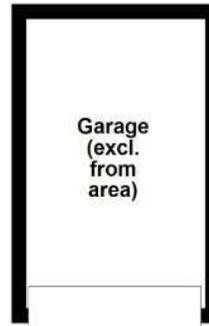
### First Floor

Approx. 35.0 sq. metres (376.5 sq. feet)



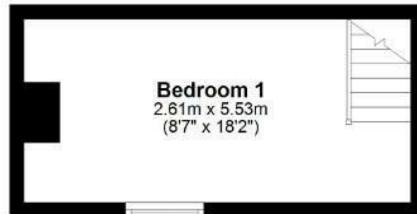
### Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



### Second Floor

Approx. 14.4 sq. metres (155.4 sq. feet)



Total area: approx. 95.1 sq. metres (1023.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



