



Freds Cottage Hildersham,, Hildersham, Cambridge, CB21 6BU
Guide Price £650,000 Freehold



rah.co.uk
01223 800860

A STUNNING SEMI-DETACHED PERIOD COTTAGE, EXTENDED AND FULLY REFURBISHED WITH MANY UNIQUE FEATURES, SET WITHIN MATURE AND PRIVATE GARDENS WITH AN EXTERNAL HOME OFFICE.

- Extended 4 bedroom semi-detached cottage
- 1250 sqft/116 sqm
- Fabulous vaulted kitchen/dining/family room
- 2 bathrooms, 2 reception rooms
- Council tax band-D
- Sympathetically refurbished with many original features
- 0.10 acres with external studio/home office
- Oil fired central heating
- EPC-D / 60

The property enjoys a fine central position within this idyllic South Cambridgeshire village, set back from the road in beautifully landscaped, mature gardens which extend to 0.10 acres. The current owner, in 2017/2018 transformed the cottage with a programme of expansion and refurbishment, retaining many original features yet blending these seamlessly with stunning modern additions.

The accommodation comprises an entrance hall with fitted storage cupboard, Karndean flooring and a cloakroom/WC just off. The sitting room boasts a feature fireplace with inset wood burning stove, exposed timber beams, fitted storage cupboard, Karndean flooring and doorway to first floor staircase. Just off this room is a pleasant office/reading room with exposed timbers and original brick floor. The heart of this beautiful home is the vaulted kitchen/family/dining room, a dual aspect room with bi-fold doors and sky light bathing this family space in natural light. The kitchen area is fitted with bespoke modern cabinetry, quartz work surfaces with inset ceramic double sink unit with mixer tap and drainer and this contrasts beautifully against the feature exposed brick wall. There is a rangemaster professional stove built into a large central island with retractable base extractor plus integrated Bosch dishwasher and washing machine plus space for an American style fridge/freezer.

Upstairs, off the landing with a feature window overlooking the kitchen area, are four bedrooms including the master bedroom with French doors to a Juliet balcony and three further bedrooms, all with exposed timbers, solid wood flooring and the guest bedroom has the original feature fireplace. A family bathroom boasts a large walk-in shower, low level WC, a pedestal wash hand basin, heated towel rail and attractive Karndean flooring.

Outside there is a low maintenance shingled front garden with flower and shrub beds enclosed by picket fencing with a driveway providing off road parking to the side. The rear garden has been professionally landscaped with pleasant patio areas and paved pathways which are flanked by well stocked flower and shrub borders and beds and lead to a generous timber-decked area on which is an external studio/home office which includes a bathroom, ideal for those working from home or requiring a hobby space. This could easily be converted to a self-contained annexe. All enjoys excellent levels of privacy and seclusion and is screened by mature specimen trees, bushes and hedging.

Location

The Abingtons are situated approximately 8 miles south of Cambridge. Little Abington and its sister village of Great Abington take advantage of a popular and highly convenient location surrounded by delightful open countryside. Saffron Walden is about 8 miles away and local facilities include a primary school and village store with Post Office. Excellent schooling facilities are available at nearby Linton and Sawston, both of which have highly reputable village colleges with numerous adult educational amenities. The M11 Junction of Stumps Cross is about 4 miles away with the outskirts of London about an hour's drive and Stansted Airport only 25 minutes. In addition, the nearby mainline station at Whittlesford, only 3 miles away, offers a fast service to London Liverpool Street.

Tenure

Freehold

Services

Mains services connected include; electricity and water. Oil fired central heating. 3 Chamber Victorian septic tank, not shared.

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







Approx. gross internal floor area 116 sqm (1250 sqft) excluding Outbuilding

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



