4 Maltings Cottages Rectory Lane, Fowlmere, SG8 7TJ

Guide Price £485,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN END OF TERRACE GRADE II LISTED COTTAGE OF UNQUESTIONABLE CHARACTER AND CHARM, BEAUTIFULLY PRESENTED THROUGHOUT, SET WITHIN A PRIVATE GARDEN WITH A GARAGE AND ADDITIONAL VEGETABLE GARDEN, LOCATED WITHIN THIS SOUGHT-AFTER VILLAGE.

- 3 bedroom end of terrace cottage
- Built in the 16th century
- 1 bathroom, 1 reception room
- Oil fired central heating to radiators
- Chain free
- 875 sq ft/ 81 sqm
- 0.05 acre plot
- Luxury family bathroom
- Garage
- Exposed timber beams and inglenook fireplace and original bread oven

The property occupies a pleasant and tranquil position located along this quiet village lane with a garage en bloc. The property originally dates back to the late 16th century with 19th century additions and alterations.

The accommodation comprises an entrance hall through to a generous sitting/dining room with exposed timber beams, a feature inglenook fireplace with inset wood burning stove and complete with its original bread oven and oak bressummer, stairs rising to first floor accommodation with fitted storage cupboard under. The kitchen is fitted with bespoke cabinetry, solid wood working surfaces with inset ceramic butler sink, a Range master Elan range style cooker with extractor over and space for a fridge/freezer plus travertine flooring. Off the rear lobby a stable door leads to outside. There is a small utility area with fitted work surface and space below for a washing machine and a door through to the luxury bathroom which comprises a low level W.C, panel bath with shower attachment, a table mounted stone sink, travertine flooring, heated towel rail and cupboard housing a new pressurised hot water cylinder.

Upstairs off the landing are three good-sized bedrooms, including the master bedroom with dressing area, all with exposed timbers.

Outside, gated access leads to a side passage which in turn leads to the rear garden which is laid mainly to lawn with well stocked flower and shrub borders and beds, a selection of specimen and fruit bearing trees, a generous paved patio, ideal for alfresco dining. There is gated rear access to the garage area, an external oil fired central heating boiler and discreetly positioned oil tank and all enjoy good levels of privacy. The garage has electricity, and beyond the garage there is a small vegetable garden and walnut tree.

Location
Fowlmere is situated about 9 miles south of Cambridge, 6 miles from Royston and is an attractive village which retains numerous period homes of considerable character. There are a variety of local facilities including a primary school, Montessori nursery, thriving public house, modern village hall with numerous clubs and sports facilities, and the recent addition of a coffee/farm shop.

The A505 is close by, offering fast access to Newmarket (via the A11) and Junction 10 of the M11 is only some 10 minutes' drive; Stansted Airport can be reached within 30 minutes. The A10 is also close by, and the A1 (M25) is within easy reach. Royston mainline train station is a short drive away and provides a fast service to London King's Cross and on to St Pancras International for Eurostar connections.

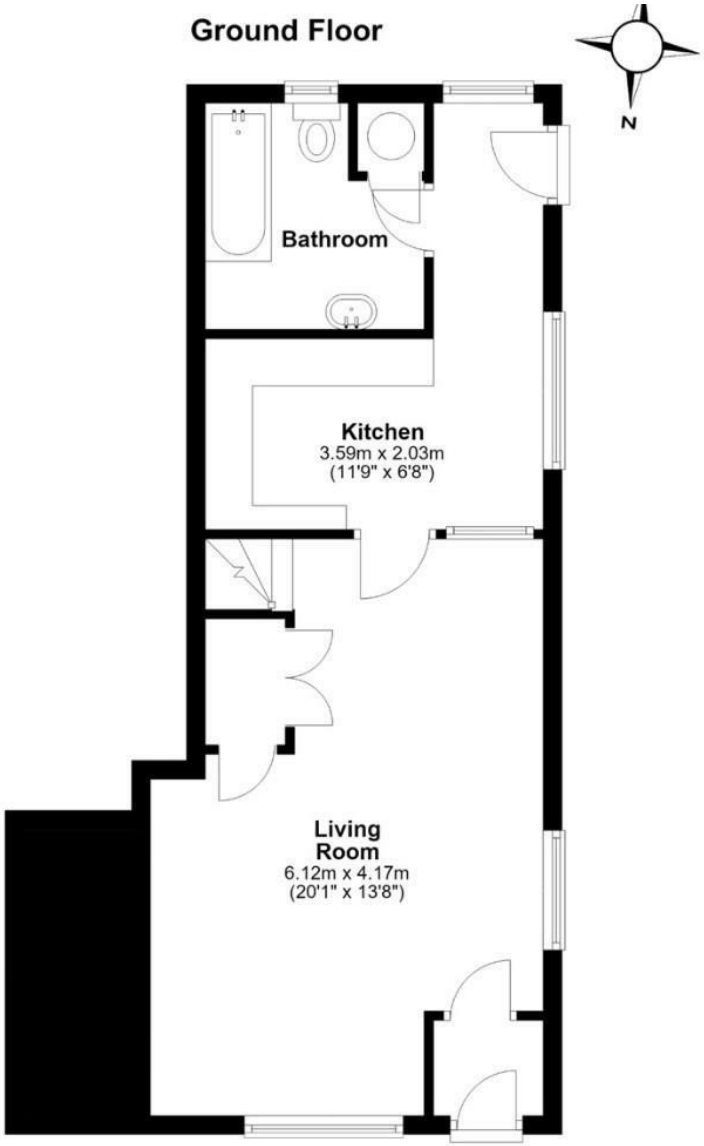
Tenure
Freehold

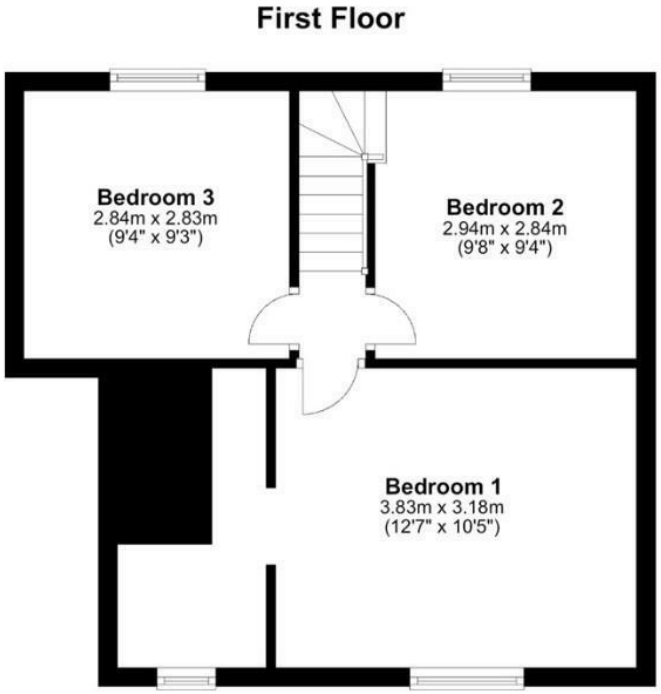
Services
Mains services connected include electricity, water and mains drainage. Oil fired central heating

Statutory Authorities.
South Cambridgeshire District Council
Council tax band-C

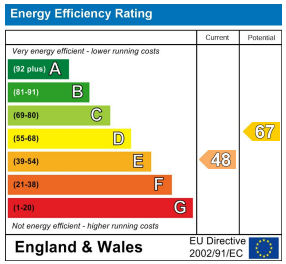
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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





Approx. gross internal floor area 81 sqm (875 sqft)



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.