



67 Frog End, Shepreth, Royston, SG8 6RF  
Guide Price £650,000 Freehold



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**A CHARMING FOUR BEDROOM, DETACHED, GRADE II LISTED COTTAGE WITH AN ABUNDANCE OF CHARACTER FEATURES, SITUATED ON A SIZEABLE PLOT IN THIS PICTURESQUE VILLAGE, WHICH HAS THE ADDED BENEFIT OF A MAINLINE RAILWAY STATION.**

- Charming character features including exposed beams and brickwork
- Scope for sympathetic updating in certain areas
- Sizeable plot of approx. 0.38 acres, including stable with power and water supply
- Box bay fronted reception rooms with a superb degree of natural light
- Spacious kitchen / dining room
- Ample driveway parking and garage with electric doors

This charming thatched cottage occupies a sizeable plot, requires sympathetic updating in certain areas and has many character features throughout, including exposed brickwork and beams, stripped pine doors and attractive flooring. On the ground floor, there is a spacious reception hall and a refitted shower room finished with a white suite, complemented by stone tiling. There is a spacious, bay fronted, kitchen/dining room with dual aspect, a comprehensive range of units, a oil fired Rayburn cooker (currently disconnected), an integrated dishwasher and a part-glazed stable door providing access to the rear garden. The living room adjoins the family room, both beautifully light and airy, with box bay windows, attractive flooring, a feature exposed brick chimney breast and delightful views of the front garden and agricultural fields beyond. To the rear of the family room is a hallway with a staircase to the first floor. To the rear of the living room is a study area with French doors opening to the rear garden and in turn leads to a rear entrance hall proving ideal storage for coats and footwear. The rear entrance hall also has a door leading to the back garden.

Upstairs there are four bedrooms, with the master bedroom being a comfortable double bedroom, with exposed timbers and views towards open countryside. Bedrooms three and four (currently used as a study) also have charming views of open countryside. Bedroom two is a double bedroom, situated to the rear of the property and overlooks the rear garden. The family bathroom is finished with a white suite including a cast iron bath tub, pedestal hand basin and a low-level WC.

To the front of the property is a garden, predominantly laid to lawn, with well stocked shrub beds. A gravelled driveway provides ample parking and leads to a detached garage with electric doors. The partly walled rear garden is mainly laid to lawn, with a variety of trees including Ash and Greengage, has a pond, patio and a pathway which leads to an additional parcel of garden, which is laid to lawn, has a stable block with power and water and a variety of mature trees.

#### **Location**

Shepreth is one of South Cambridgeshire's most picturesque spots surrounded by undulating countryside, tucked away just off the A10 and comparatively unspoilt in recent years by any major development schemes. Cambridge is 8 miles and Royston is about 5 miles distant and there is a bus service that runs to both from the village. The mainline train station offers fast access to Cambridge and London Kings Cross and the M11 is just a short drive away. Educational facilities are available at nearby Barrington and Melbourn. Shepreth Wildlife Park is a great attraction for families and there are also two public houses; The Green Man at Frog End and The Plough on the High Street. There is also a tea shop 'Teacake' on Meldreth Road and The Cambridge Motel on the A10 which provides bar and restaurant facilities as well as a motel.

#### **Tenure**

Freehold

#### **Services**

All mains services connected.

#### **Statutory Authorities**

South Cambridgeshire District Council.

Council Tax Band - F

#### **Fixtures and Fittings**

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

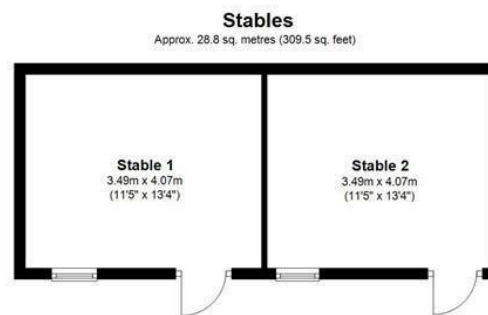
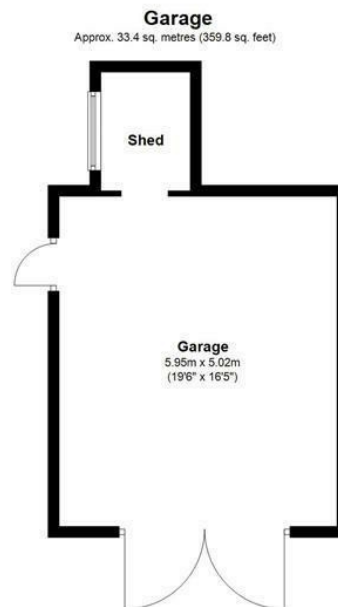
#### **Viewing**

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









Total House area: approx. 158.2 sq. metres (1703.1 sq. feet)  
Total Outbuilding area: approx. 62.2 sq. metres (669.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.







