



Church Lane, Lolworth, CB23 8HE
Guide Price £575,000 Freehold



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A CHARMING 4 BEDROOM DETACHED PERIOD COTTAGE PROVIDING EXTENDED ACCOMMODATION, SET WITHIN DELIGHTFUL GARDENS WITH PICTURESQUE SURROUNDINGS CLOSE TO THE VILLAGE HALL AND GREEN

- Charming extended detached period house.
- 2113 sqft of accommodation in excellent decorative order.
- Discreet solar power roof panels.
- Delightful well-stocked gardens.
- Picturesque location close to the village green.
- A school bus provides transport to the highly regarded Swavesey Village College.
- No onward chain.

Room

The Cottage is an attractive period property which has been greatly improved and sympathetically extended to provide a more balanced and versatile arrangement over two floors, resulting in superb accommodation measuring an impressive 2113 sqft, ideal for a large family wanting to be close to Cambridge and within catchment of excellent schools.

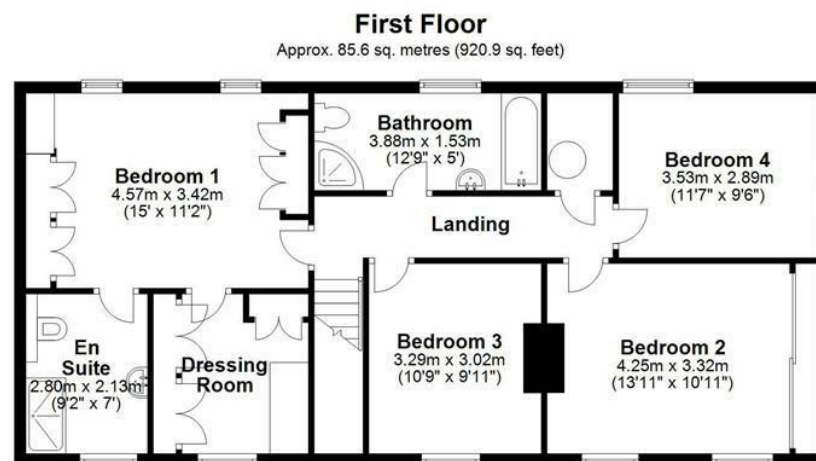
The property has two main entrances, access via Church Lane to the front and a rear entrance which forms part of the extension and leads directly into the spacious and useful utility room/study providing an extensive range of units with solid wood worktops and a butler sink. The study area enjoys complete views of the rear garden. An inner lobby area leads to a refitted cloakroom and the large formal dining room with period fireplace, separate wood burning stove and access to the rear garden. The dual aspect sitting room is an impressive room with a cosy feel and attractive flooring and inset wood burning stove. The bespoke framed kitchen provides extensive handmade cabinetry, a built-in pantry and space for a dining table arrangement. Upstairs, the first floor landing leads to the family bathroom and four bedrooms. The master bedroom provides a dressing room and en suite shower room.

Outside, the property is approached by a block-paved driveway which provides ample off-street parking and a patio area. Delightful well-stocked gardens are predominately laid to lawn with wide borders of various plants, mature shrubs and trees. There is a second seating area and a secluded storage/potting area to the side of the property.

Location

Lolworth is a picturesque village which is nestled in the countryside and is approximately 8 miles from the university city of Cambridge. A central green and village hall offers space for the community and each Friday the village hall is used as the public house. There are comprehensive shopping facilities in nearby Bar Hill including a Tesco Extra Superstore. Lolworth is accessed from the A14 westbound carriageway and a recently built new bridge provides access south to Cambridge via a new local road reducing the travelling time to the city. The A14 continues north to the A1, M1 and M6, and south to the M11.





Total area: approx. 196.4 sq. metres (2113.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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

