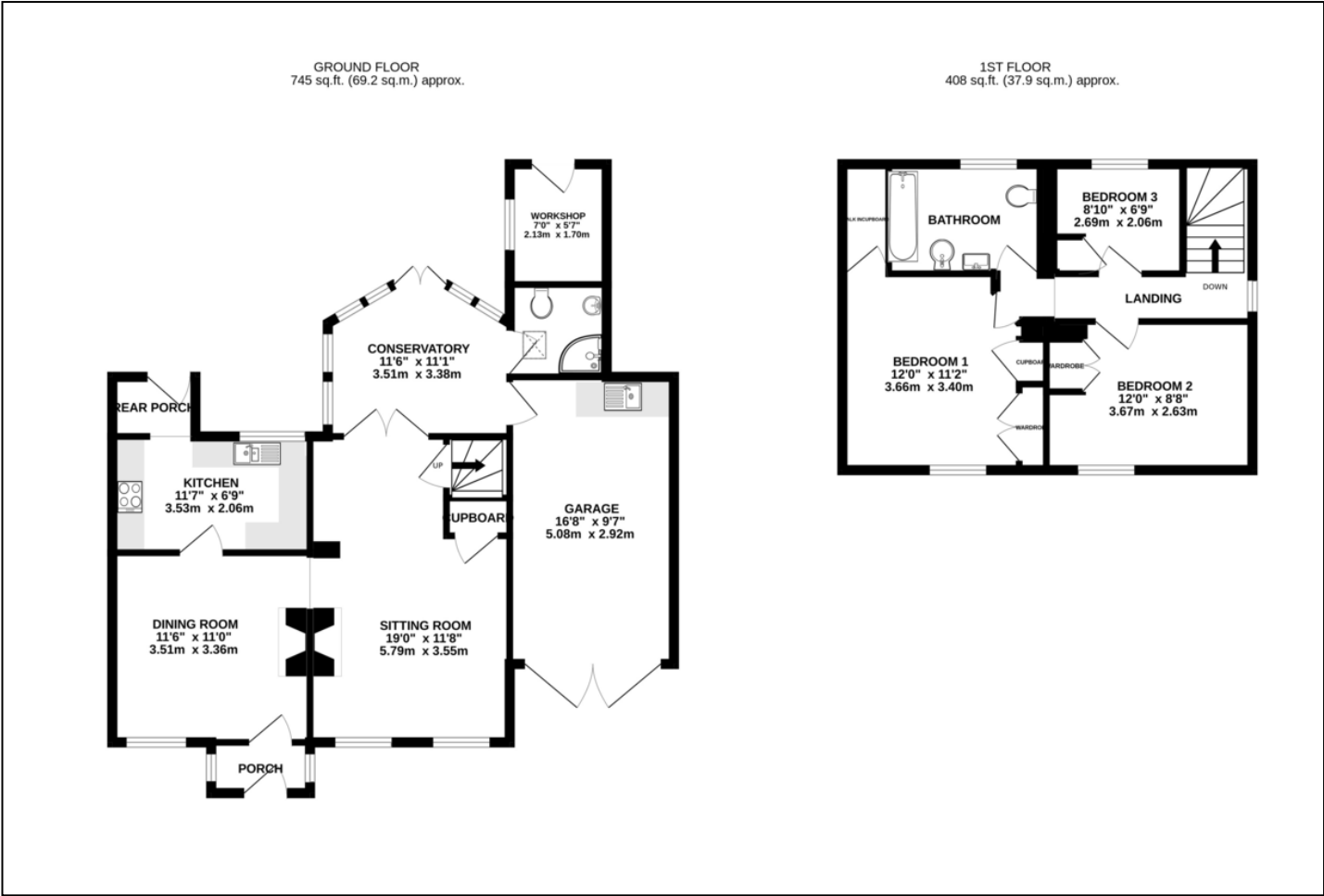




TOTAL FLOOR AREA: 1154 sq.ft. (107.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

- 18th Century Cottage
- Beamy Character
- Beautiful Substantial Gardens
- Garage
- Conservatory
- Small Workshop
- Ample Parking
- Popular Village Location
- Close to all Local Amenities



SOUTH END, BASSINGBOURN

NON ESTATE SERENITY! This is a charming 18th Century cottage situated along a quiet lane in this incredibly popular South Cambridgeshire village. The property is made up of what was originally two cottages, and has a beautiful large private garden and garage. A property brimming with character!

3 2 3 EPC

£490,000

WellingtonWise Estate Agents Royston
01763 294448

11 Baldock Street, Royston, Hertfordshire, SG8 5AY

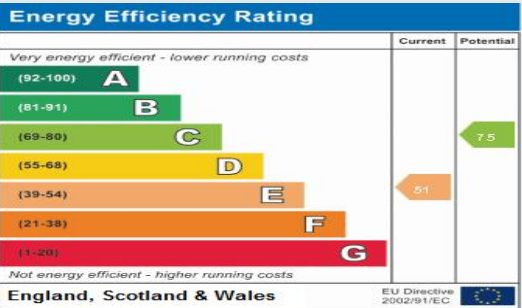
A leading independent property service provider with offices in St Ives, Royston & Melbourn.

facebook.com/wellingtonwise
@wellingtonwise

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WELLINGTONWISE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



SOUTH END, BASSINGBOURN

£490,000

NON ESTATE SERENITY! This is a charming 18th Century cottage situated along a quiet lane in this incredibly popular South Cambridgeshire village. The property is made up of what was originally two cottages, and has a beautiful large private garden and garage. A property brimming with character!

STEP INSIDE The property is entered to the front into the small Entrance Porch, which leads into the welcoming Dining Room, which has attractive parquet flooring and fireplace (currently blocked). To the right at the back of the room is the walkway through to the Sitting Room, and there is a door at the back leading into the; Kitchen-The kitchen is appointed with a range of cupboards and drawers at eye and base levels. There is an enamel sink unit, integrated double electric oven and ceramic hob and a quarry tiled floor.

The Kitchen leads through into the Rear Porch, which provides access into the Rear Garden. Back inside on the Ground Floor, the large Sitting Room extends from the front to the rear, and has a wealth of beams, a feature fireplace with logburner, and there is a door leading to the staircase to the first floor. At the rear of the room are glazed double doors leading into the; Conservatory- A lovely conservatory/garden room which has French doors leading out into the stunning Rear Garden. From the conservatory is access into the Garage, which has light and power, a small unit with cupboards and there is a sink unit and plumbing for a washing machine. There is also access from the Conservatory into the Shower Room, which is fitted with a WC, wash hand basin and corner shower cubicle.

The staircase winds up to the First Floor landing and from here is access to all three Bedrooms and the Bathroom. The two double bedrooms both have fitted cupboards and the third also doubles as an excellent study. The Bathroom is fitted with a WC, wash hand basin, bidet and panelled bath tub.

STEP OUTSIDE The property is approached from the lane via a wooden gate into a good sized shingled driveway, which offers parking for several vehicles. There is a lawned area and mature hedge borders. The Garage is situated at the side of the house and has timber double doors that lead into the front. There is light and power, a great storage space and access into the house.

The Rear Garden is a wonderful space. It really is the jewel in the crown of this lovely home. The garden sides onto the adjacent playing fields and extends a significant way from the back of the property. There is a large brick paved terrace, providing a great area for outside seating. Next to this is a door leading into a small Workshop (7' x 5'7) which has light and power connected.

The garden then continues on with an extensive lawn with mature borders plentifully stocked with shrubs and trees. There is a large decking area about halfway along that supports a large timber shed, and then the lawn continues beyond that to the end where there is a greenhouse and a former vegetable patch.

LOCATION Bassingbourn is a charming village located in Cambridgeshire, England. Nestled within the picturesque countryside, Bassingbourn exudes a quintessential English village charm that appeals to both residents and visitors alike.

The village is characterized by its idyllic setting, featuring rolling green fields, historic architecture, and a strong sense of community. Its history can be traced back centuries, and this rich heritage is reflected in the village's well-preserved buildings and landmarks.

One of the notable features of Bassingbourn is its parish church, which often stands as a central focal point. The church's architecture showcases a blend of styles from different eras, providing a glimpse into the changing architectural trends throughout history.

Walking through the village's streets, you'll find a mix of traditional thatched cottages, Georgian townhouses, and other charming dwellings. These structures not only provide a glimpse into the village's past but also add to its unique visual appeal.

The surrounding natural landscape adds to Bassingbourn's allure. The verdant countryside offers opportunities for outdoor activities like hiking, cycling, and leisurely walks. The village's proximity to nature creates a peaceful ambiance that encourages relaxation and appreciation of the outdoors.

In terms of amenities, Bassingbourn typically includes amenities such as a village hall, local shops, and perhaps a pub or two. These establishments often serve as gathering points for both residents and visitors, contributing to the village's social fabric.

