



89, High Street

Bassingbourn, Royston,
Cambridgeshire, SG8 5LF
OIEO £600,000

country
properties

This charming four bedroom cottage is situated in the heart of Bassingbourn, with beautiful original features throughout. This property comprises; dining room, kitchen/breakfast room, rear porch, downstairs WC, lounge, to the first floor are four good size bedrooms and a family bathroom. Good sized courtyard, driveway for two vehicles and a single garage. This property benefits from triple glazing to the front and a new air heat source pump for the central heating.

- Detached Quaint Cottage
- Heart of Bassingbourn Village
- 4 Good Size Bedrooms
- Family Bathroom & Downstairs WC
- Large Courtyard Garden
- Driveway for 2 Vehicles and Garage
- 2 Reception Rooms & Separate Kitchen
- Air Source Heat Pump Central Heating

Ground Floor

Dining Room

17' 9" Into Recess x 9' 2" (5.41m x 2.79m)

Access via wooden front door, original parquet flooring, stairs to first floor, 2 radiators, electric box, space into recess either side of the chimney breast with brick surround into chimney and solid marble surround to the bottom, manual heating controls which can be controlled via an app, double sockets, triple glazed sash solid oak window to front aspect, alarm system

Kitchen

17' 2" max x 8' 11" (5.23m x 2.72m)

Two single glazed sash windows to rear soon to be double glazed, tiled flooring, wall and base units with roll top edge wooden worktop, tiled worktop with stainless steel sink and a half and drainer, heat pump boiler, large electric oven with cooker hood above, storage cupboard below the stairs, ample space for large American fridge/freezer and/or further cupboards, plumbing and space for dishwasher and washing machine, plenty of double sockets

Lounge

18' 3" x 13' 3" (5.56m x 4.04m)

Three triple aspect triple glazing sash solid oak windows to rear, engineered oak wood flooring, front and side aspect, radiator, multi-fuel wood burner, fitted work study bench, plug sockets, super fast fibre

Rear Porch

Access via kitchen, space for coats and shoes, radiator, access to downstairs WC

Downstairs WC

Access via rear porch, completely tiled, access to garden, single glazed window to rear soon to be double glazed, wash hand basin, low level flush WC, radiator



First Floor

Landing

Triple glazed window to front aspect, access to family bathroom and bedrooms, radiator

Master Bedroom

13' 8" x 9' 5" (4.17m x 2.87m)

Solid oak triple glazed sash window to front aspect, radiator, double sockets, light dimmer switch, engineered oak wood flooring

Bedroom Two

13' 2" x 11' 2" (4.01m x 3.40m)

Solid oak triple glazed sash windows to front aspect, radiator, double sockets, engineered oak wood flooring

Bedroom Three

10' 1" x 8' 9" (3.07m x 2.67m)

Triple glazed solid oak sash windows to rear aspect, radiator, access to loft, double sockets, engineered oak wooden flooring

Bedroom Four

9' 10" x 6' 8" (3.00m x 2.03m)

Triple glazed solid oak window to side aspect, radiator, double sockets, fitted work bench, engineered oak wood flooring

Family Bathroom

Japanese deep style bathtub with mixer taps and main shower above, fully tiled above bath, tiled flooring, low level flush WC, wash hand basin with built in vanity below, obscure solid oak triple glazed window to rear aspect, heated towel rail

External

Rear Garden

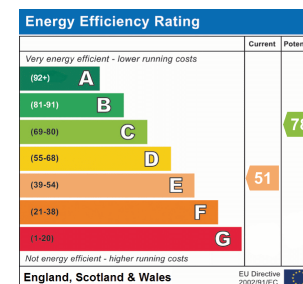
Landscaped rear courtyard garden, single glazed door onto the rear garden from the rear porch, laid to patio with slightly raised flower bed to one side, mainly enclosed via fence and wall, access into the rear single garage with power and lighting, dedicated electric wall mounted 7kw charger for a car, wooden gate access to driveway, water point, heat source pump, two water taps, private courtyard area behind garage

Parking & Garage

Two parking spaces on the driveway which is leased from the house who owns the driveway with an annual charge, freehold single garage with power and lighting

Owners Loved About The Property

- Location! Walking distance to schools and shops, and plenty of trails to explore with my dogs. The Hoops is a fab village pub where the food is great and it's often host to lovely events like the steam fair.
- The lounge is the heart of this home. There's a multi fuel stove with a little oven that's perfect for toasting snacks or cooking scones, and a stainless top so you can warm soup or make a jug of mulled wine in the winter. It's quirky and clever and gets a lot of use.
- The oak floors and windows throughout provide a cosy golden glow that feels clean, quiet, and uncluttered all year round.



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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