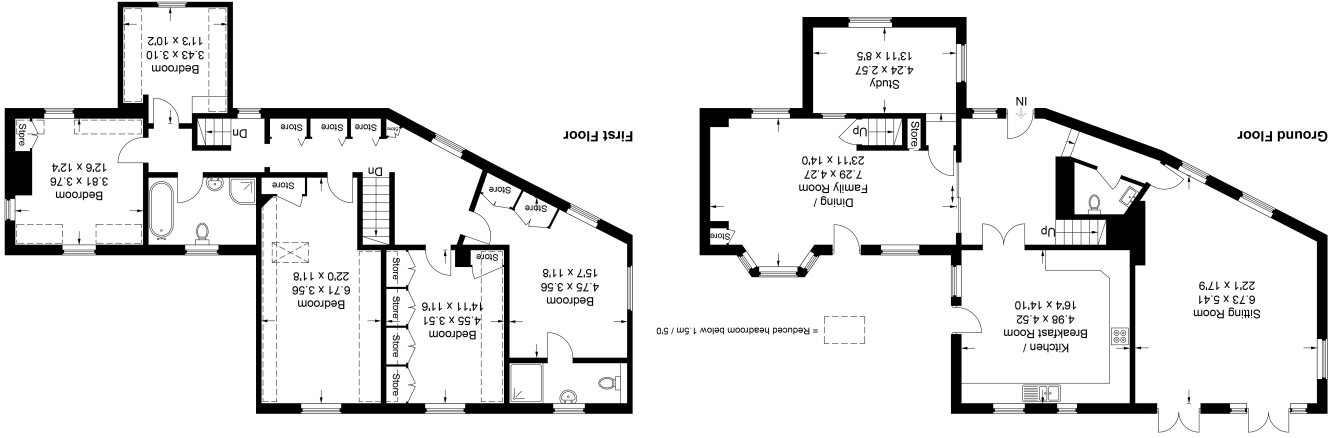


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Approximate Gross Internal Area
Ground Floor = 116.9 sq m / 1,258 sq ft
First Floor = 116 sq m / 1,249 sq ft
Total = 232.9 sq m / 2,507 sq ft



- Grade II listed 17th Century property.
- Exposed beams and Inglenook fireplace.
- Three reception rooms.
- Oil fired radiator central heating, open fires and wood burning stove.
- 2482 sqft.
- Immaculate throughout with a wealth of original features.
- Five bedrooms.
- Bespoke kitchen breakfast room.
- Charming Village location.
- Approximately 1/3 acre plot.

Introduction

Situated in one of the most sought after Village locations, "Jakins" is a very well presented Grade II listed 17th Century home set on around 1/3 acre.

The property has FIVE BEDROOMS with en-suite to the principle bedroom, THREE RECEPTION ROOMS and a large KITCHEN BREAKFAST ROOM fitted with a bespoke Burr Oak kitchen.

Full of period character, the house has a wealth of original features including exposed beams and an Inglenook fireplace. The triple aspect main reception room has a high ceiling with beams exposed and a fireplace with a wood burning stove.

The gardens are well stocked and laid mainly to lawn with an abundance of flowering borders and mature trees. At the rear there is ample gated off road parking.

Great Gransden is a sought after Village located around 16 miles from the centre of Cambridge and just 7 miles from St Neots mainline train station with fast trains to London Kings Cross. The Village has a Church of England primary School, Barnabas Oley, rated as Outstanding by OFSTED, which leads to Comberton Village College for secondary schooling. Private schools like The Perse and The Leys can be found in Cambridge.

Ground Floor

Accommodation

Covered entrance porch with light, door to

Reception Hall

exposed beams, wood flooring, feature fireplace, wall light points, radiator, stairs to the First Floor Landing, sliding panelled door to the Dining Area, Living Room & Study

W.C

W.C, wash hand basin, tiled floor, oil fired boiler, under stairs storage area

Kitchen Breakfast Room

bespoke Burr Oak kitchen with base and eye level units with under cupboard lighting, Corian work surfaces and double sink and drainer, fireplace recess with extractor and Rangemaster stove with electric ovens and propane gas hob, integrated larder fridge and freezer, integrated dishwasher, washing machine and tumble dryer, Island unit with Corian work surface, tiled floor, radiator, windows to the rear aspect, stable door to the rear garden

Sitting Room

two sets of French doors to the rear garden, windows to the front and side aspect, Inglenook style fireplace with wood burning stove, high ceiling with exposed beams, wall light points, radiators, TV point

Dining Area

wood flooring, window to the rear aspect, door to the rear garden, wall light points, door to the Study, open to

Living Room

Inglenook fireplace with open fire and fitted cupboards to the side, exposed beams, bay window to the rear aspect, window to the front aspect, door to second staircase to the First Floor Landing

Study or Family Room

windows to the front aspect, radiator, fitted shelving

First Floor

Landing

windows to the front aspect, radiators, shelved storage cupboards

Principle Bedroom

windows to the front and side aspect, wood flooring, fitted wardrobes, radiator

En-Suite Shower Room

large shower, pedestal wash basin, W.C, tiled floor, towel radiator, electric shaver socket, window to the rear aspect

Bedroom Two

window to the rear aspect, rooflight window, radiator, walk-in wardrobe

Bedroom Three

window to the rear aspect, radiator, full length fitted wardrobes

Bedroom Four

windows to the front and rear aspect, feature fireplace with fitted cupboards to the side, radiator

Bedroom Five

window to the front aspect, radiator

Bathroom

free standing claw foot bath with mixer tap and hand held shower attachment, pedestal wash basin, W.C, corner shower, towel radiator, window to the rear aspect

Outside

Gardens & Parking

the gardens at the front are well stocked with flower and shrub borders. The five-bar gated driveway at the rear of the property offers ample off road parking. The gardens are laid mainly to lawn with established flower and shrub borders and several mature trees, ornamental pond and timber garden store. Steps lead down to the large paved terrace area with retaining wall adjacent to the house. There is gated pedestrian access to the front and outside lighting.

