



# 1a, Church End

Gamlingay, Sandy,  
Cambridgeshire, SG19 3EP

£875,000

country  
properties



Country Properties are delighted to offer to the market a beautifully presented and surprisingly spacious Grade 2 listed 5 double bedroom period cottage located in the picturesque village of Gamlingay. Originally constructed in 1793 and sympathetically extended over time since then, the home retains much of its charming original character features such as exposed timber beams, doors, cellar and inglenook fireplace whilst providing all the space, specification and comforts of a modern executive home with 3 large reception rooms, a stunning bespoke fitted kitchen and 5 large double bedrooms with en-suite to the master and a particularly generous family bathroom. Externally there is a delightful walled garden with established beds, borders and ornamental trees & shrubs to the front and a good size wrap around courtyard to the rear with access to the detached double garage and private driveway.

- Stunning character features throughout
- 3 Large reception rooms
- Detached double garage
- CHAIN FREE!
- 5 Double bedrooms with En-suite to Master
- Delightful walled garden
- Usable cellar with utility facilities





## Accommodation

### Entrance Hall

Radiator, stairs to first floor, doors to family room, dining room and inner hallway.

### Dining Room

13' 3" x 11' 7" (4.04m x 3.53m)  
Sash window to the front aspect, radiator, wrought iron open fire with marble surround and tiled hearth.

### Family Room

13' 7" x 16' 3" max (4.14m x 4.95m)  
Sash windows to the front and side aspect, two radiators, Inglenook fireplace with wood burning stove, opening to:

### Lounge

18' 9" x 13' 6" (5.71m x 4.11m)  
Window to the rear and side aspect, two radiators, internal window to inner hallway, inglenook fireplace with wood burning stove, door to:

### Inner Hallway

Coat storage area, radiator, stairs down to cellar, doors to kitchen, cloakroom and external door to rear courtyard.

### Kitchen

14' 7" x 8' 4" (4.45m x 2.54m)  
Two windows to the side aspect, radiator, range of bespoke wall mounted and base level units with quartz work surface over & inset sink with drainer, integral range cooker with extractor over, microwave, fridge & freezer, dishwasher.

### Cloakroom

Window to the rear aspect, heated towel rail, wash hand basin, WC.

### Cellar

13' 1" x 11' 7" (3.99m x 3.53m)  
Base level units with work surface over and inset sink with drainer, space for a washing machine, tumble dryer and fridge.





## First Floor

### Landing

Sash window to the front aspect, radiator, loft access cupboard, doors to:

### Bedroom One

13' 1" x 11' 7" (3.99m x 3.53m)

Sash window to the front and window to the side aspect, built in storage cupboard, door to:

### En-suite

Double shower, heated towel rail, WC, wash hand basin.

### Bedroom Two

13' 5" x 11' 7" (4.09m x 3.53m)

Sash window to the front aspect, radiator, built in storage cupbaords.

### Bedroom Three

12' 2" x 10' 4" (3.71m x 3.15m)

Window to the side aspect, radiator.

### Bedroom Four

12' 2" x 10' 4" (3.71m x 3.15m)

Window to the rear aspect, radiator, wash hand basin.





## Bedroom Five

10' 6" x 9' 4" (3.20m x 2.84m)

Window to the side aspect, radiator.

## Bathroom

9' 9" x 8' 7" (2.97m x 2.62m)

Window to the rear aspect, shower cubicle, free standing roll top bath, wash hand basin, heated towel rail, radiator.

## External

### Front

Beautiful walled garden with mature beds, borders, ornamental shrubs and trees, central path leading to entrance, gated access to rear at side.

### Rear

Walled courtyard at rear laid to patio & wrapping round to side, gated access to front and rear of property providing access to 2-3 car drive, pedestrian door to double garage.

## Double Garage

19' 0" x 16' 0" (5.79m x 4.88m)

Detached garage with electric up & over door, light, power, eaves storage.

## Gamlingay

Gamlingay is a pretty, well appointed village in South Cambridgeshire, located within an approximate 40 minute drive of Cambridge and within easy access to railway stations at Sandy and Biggleswade. The village has many amenities to include local supermarkets, doctors, pharmacy and post office. There are plenty of leisure pursuits and fabulous countryside walks to be enjoyed and the local restaurants and pubs are popular. There is also a village primary school and the schooling is within the catchment area for Comberton secondary school and sixth forms.









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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