



High Street

Bassingbourn, Royston,
Cambridgeshire, SG8 5NE

Freehold - Guide Price £750,000

country
properties

**** CHAIN FREE **** Situated on the High Street of the lovely Cambridgeshire village of Bassingbourn, this charming Grade 2 listed character cottage is in need of some modernisation and updating throughout, but retains many of its original features such as open fireplace, split staircase and exposed beams. The spacious accommodation comprises; kitchen/breakfast room, separate dining room, living room, study area, rear lobby and downstairs shower room. To the first floor there are three double bedrooms (master with en-suite), family bathroom and a good size fourth single bedroom. Externally, the property benefits from a larger than average garden which is thoughtfully split into 3 separate areas, off road parking for several vehicles accessed by a shared private road leading to a double garage and workshop. This fantastic home would be an ideal purchase for a family or investor looking for a historical project to make their own and stamp their own mark in history!

- Chain free!
- Four double bedrooms (master en-suite)
- Downstairs shower room
- Versatile outbuilding (workshop/garden office)
- Grade II listed character cottage
- Three reception rooms
- Double garage & off road parking
- Council Tax band E / EPC exempt



Accommodation

Dining Room

16' 9" x 12' 6" max (5.11m x 3.81m)

Window to the front and side aspect, feature exposed brick chimney breast with built in shelving, exposed beams, wall mounted electric heater, radiator, stairs rising to first floor, under stairs storage cupboard, opening to:-

Living Room

17' 1" x 16' 0" (5.21m x 4.88m)

Two windows to the front aspect, open fireplace with tiled hearth and exposed brick surround, exposed beams, radiator, door to kitchen, opening to:-

Study

11' 6" x 7' 4" (3.51m x 2.24m)

Two windows to the side aspect, radiator, built in display cabinets, door to rear garden.

Kitchen/Breakfast Room

17' 8" x 11' 3" (5.38m x 3.43m)

Range of base level units with work surface over and inset stainless steel sink, Aga oven, plumbing for dishwasher and washing machine, space for fridge, tiled flooring, two windows to the side aspect, door to dining room, door to:-

Rear Lobby

Tiled flooring, window onto dining room, door onto rear garden, door to:-

Shower Room

WC, wash hand basin, tiled splash back, shower cubicle with curtain, radiator, tiled flooring, window to the side aspect.

First Floor

Landing

Window to the side aspect, doors to:-



Bedroom One

12' 8" x 14' 1" (3.86m x 4.29m)

Window to the front aspect,
radiator, built in wardrobes,
exposed beams, loft hatch, door
to:-

En-suite

Wash hand basin with vanity unit
below, WC, shower cubicle, tiled
splash back, radiator, window to
the front aspect.

Bedroom Two

12' 5" narrowing to 9' 9" x 12' 2"
(3.78m x 3.71m)

Two windows to the rear aspect,
radiator, electric storage heater,
exposed beams.

Bedroom Three

11' 8" x 9' 6" (3.56m x 2.90m)

Window to the rear aspect,
radiator, exposed beams, loft
hatch.



Bedroom Four

11' 8" x 7' 2" (3.56m x 2.18m)

Window to the side aspect, radiator, electric storage heater.

Family Bathroom

Window to the rear aspect, wash hand basin, WC, panelled bath, tiled walls, airing cupboard housing hot water cylinder and shelving, radiator.

WC

Wash hand basin with tiled splash back, WC, built in shelving, extractor fan.

External

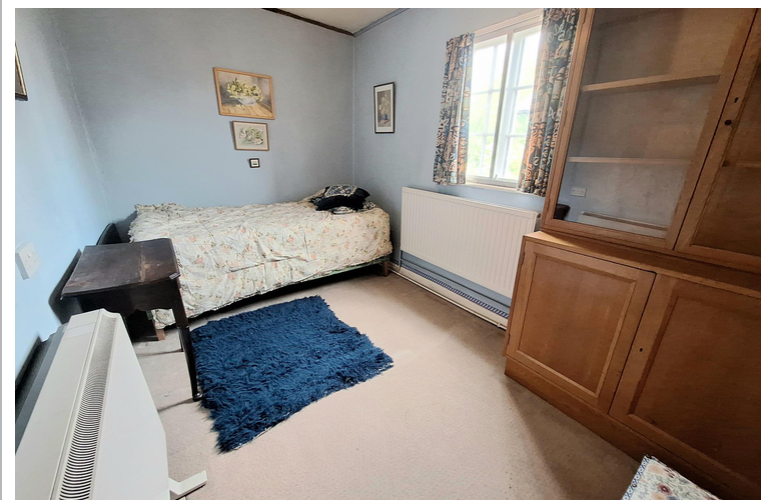
Front

Access via a shared driveway at the side of the property to gated access providing off road parking for several vehicles leading to a double garage and workshop.

Rear Garden

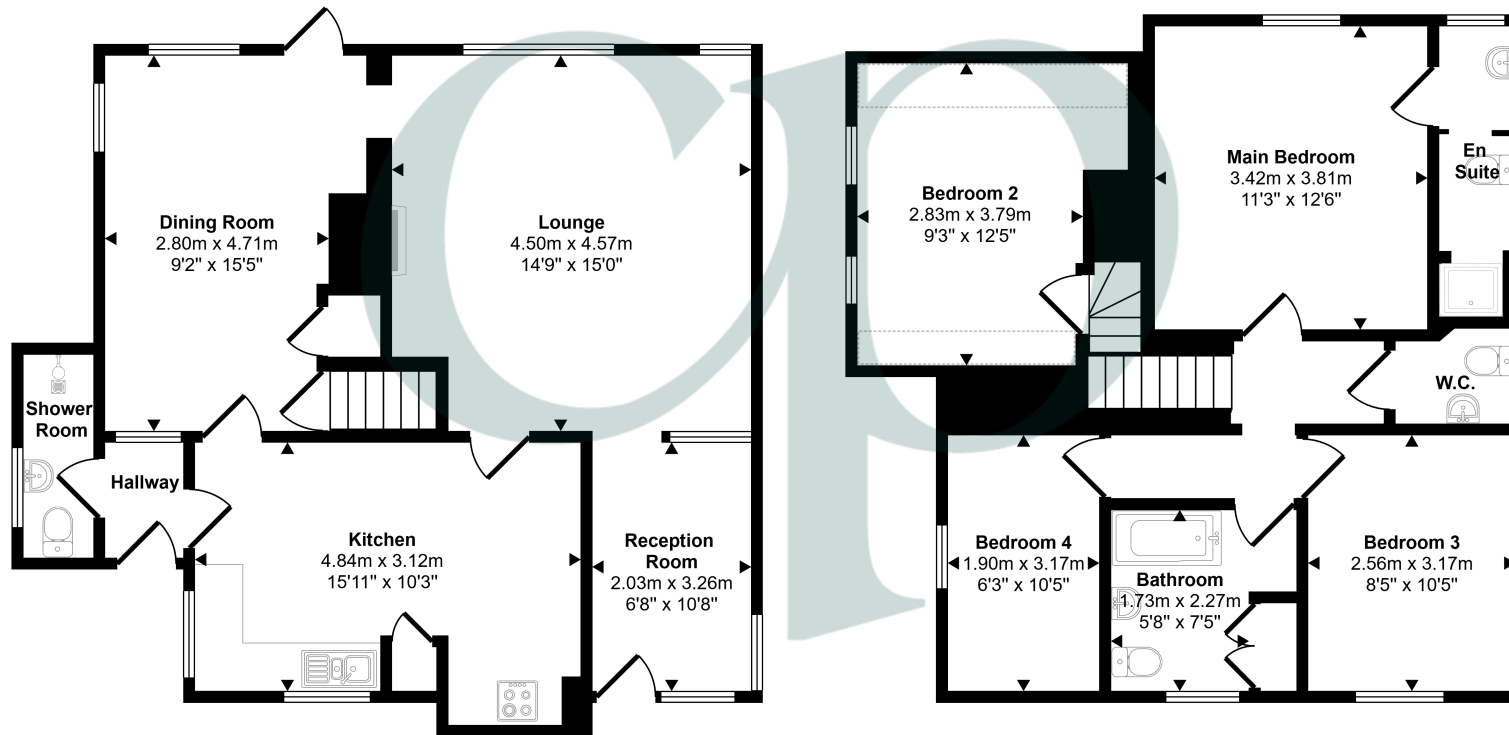
Larger than average rear garden mainly laid to lawn and split into 3 areas comprising of; deep beds with a variety of mature plants and shrubs, pathway to garage and off road parking, secluded smaller area with hedge and tree borders and small iron gate leading onto lawn area with an array of trees and flower lined, pathway to large area mainly laid to lawn also with deep beds packed with a variety of plants and shrubs.

(The current owners have purchased extra garden space to the rear).






Approx Gross Internal Area
128 sq m / 1383 sq ft



Ground Floor
Approx 67 sq m / 716 sq ft

First Floor
Approx 62 sq m / 667 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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