



BUMBLEBERRY COTTAGE

8 CHURCH ROAD • GRAFHAM • PE28 0BB



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AT A GLANCE:

- Characterful, Semi-Detached Cottage with Delightful Gardens.
- Attractively Extended, Remodelled and Enhanced Accommodation.
 - Cosy Sitting Room with Wood Burning Stove.
 - Dining Room with French Doors Opening onto The Garden.
- Carefully Crafted Kitchen/Breakfast Room with Quality Cabinets and Oak Counters.
- Three Comfortable Bedrooms and Refitted Bathroom with Bath and Separate Shower.
 - Practical Utility Room and Guest Cloakroom.
- Garden Approaching 100ft and Ample Private Off-Road Parking.
- Peaceful, Village Environment Close to Grafham Water yet Convenient for Access to Major Road and Rail Links.

The village of Grafham is situated close to Grafham Water, home to many recreational and sailing facilities. Local amenities include a community run shop and pub, restaurant/bar and village hall. The village is situated mid-way between the A1 and the recently upgraded A14, giving excellent road access. Nearby Huntingdon and St Neots offer a mainline train station to London's Kings Cross. The village is in the Hinchbrook Secondary School catchment area and there is a bus service to Kimbolton School.

Day to day shopping is available at nearby Buckden and Brampton, both around 3 miles away, and there are many country walks such as around the reservoir and the 26-mile Three Shires Bridleway.

Nearby, is the popular and historic market town of Kimbolton which boasts one of the area's leading private schools, Kimbolton School, along with the well-regarded Kimbolton Primary Academy. There is an excellent variety of shops and eateries including pub/restaurant, a doctor's surgery, dentist, chemist, supermarket and garage.

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Guide Price £450,000

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THE PROPERTY

Bumbleberry Cottage is a charming and beautifully presented village home, perfectly located within this delightful rural landscape with its abundance of footpaths and close proximity to Grafham Water, whilst remaining convenient for those requiring major road and rail links.

The property, with slate roof and attractive brick and rendered elevations, has been extended and extensively remodelled and upgraded over the years to offer accommodation of undoubted quality, with characterful yet surprising spacious living space, a well-crafted kitchen/breakfast room, and three comfortable bedrooms.

The beautifully landscaped and meticulously maintained rear gardens offer wonderful entertaining space, with a variety of seating areas providing shaded spots to enjoy the garden, which extends to almost 100ft, and useful outbuildings currently configured as bar and gym.

ACCOMMODATION IN BRIEF:

Replacement composite front door with outside lamp opening into an entrance lobby with oak flooring, cloaks hanging space and staircase to first floor with exposed brick wall and glass balustrade.

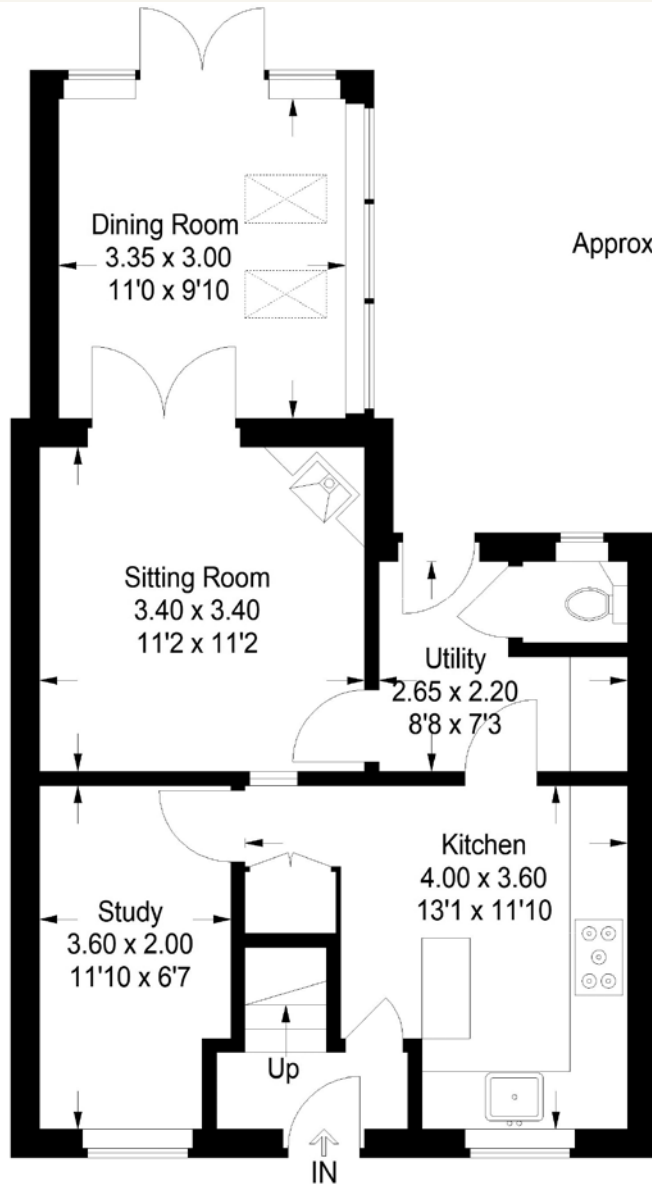
An oak panelled latch door opens into the finely crafted bespoke kitchen, which extending to around 13ft x 12ft to the front of the property and offers an array of quality cabinets with oak counters and upstands and is fitted with ceramic Butler sink and mixer tap with boiling water facility, range cooker with decorative tiled splashback and pelmet with extractor over. Wood flooring, kick-space lighting and recessed ceiling downlighters.

The rear lobby also provides an excellent utility area with countertop, plumbing for washing machine and dishwasher and space for additional appliances. Oak flooring and replacement composite door to the rear garden. There is also cloakroom/WC, ideally placed for guests and those coming in from the garden.

The welcoming sitting room features a corner fireplace with oak surround and stone hearth housing a woodburning stove for cosy evenings, plus French doors which open into the wonderfully light dining room with wood flooring, superb vaulted ceiling with two Velux rooflights and glazed double doors opening onto the patio.

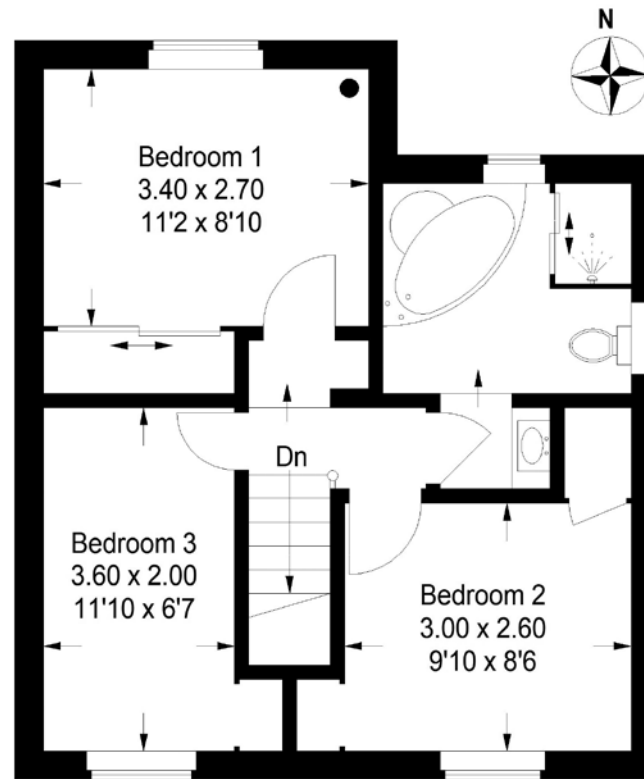
For those requiring more space, there is also a third reception room to the front of the property which could serve equally as a music room, family room or study/home office.



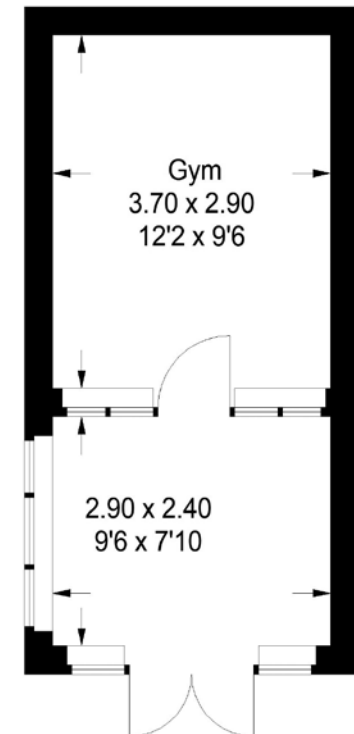


Ground Floor

Approximate Gross Internal Area = 92.9 sq m / 1000 sq ft
 Outbuilding = 18.8 sq m / 202 sq ft
 Total = 111.7 sq m / 1202 sq ft



First Floor



Outbuilding

(Not Shown In Actual
 Location / Orientation)

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. (ID1122511)



The first floor, with oak flooring to the landing, provides access to the three comfortable bedrooms. The principal bedroom has a vaulted ceiling with recessed downlighters and bespoke built-in wardrobes with mirror doors; the airing cupboard in bedroom two housing the mains-pressure water cylinder, whilst bedrooms two and three have a useful storage/wardrobe recess.

The bathroom has been remodelled and refitted with tiled double shower enclosure, vanity unit with hardwood countertop, inset basin and storage cupboards below, corner bath and close-coupled WC. Oak flooring, radiator/towel rail, recessed ceiling downlighters.

OUTSIDE

A particular feature of Bumbleberry Cottage is the beautifully landscaped garden which extends to around 100ft and takes full advantage of the perfect village setting, with areas for relaxing, entertaining and just sitting to enjoy the delightful seclusion. The recently re-laid porcelain patio with retaining wall opens to an area with premium artificial grass with a border of oak sleepers and a wealth of plants and shrubs, vegetable patch with raised sleepers and further to the non-slip composite decking which is an ideal spot for a hot tub. The useful outbuildings, with power and lighting, are currently configured as bar and gym.

To the side of the property there is private, off-road gravelled parking for two cars.



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