



40-42, Bridge Street

Whaddon, Royston,
Cambridgeshire, SG8 5SQ

Freehold - Guide Price £600,000

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Country Properties are pleased to present this beautiful 2/3 bedroom detached Grade 2 listed cottage for sale in Whaddon. This beautiful thatched property is sat on a sizeable 1/2 acre wrap around plot boasting mature gardens. Bridge Street comprises of a substantial ground floor which can easily be adapted to meet the needs of a multitude of different buyers with 2 good size bedrooms to the first floor. With its sizeable accommodation, annexe potential, modern comforts and period features throughout, this home would make the perfect purchase!

Whaddon is an extremely desirable and sought after village which is conveniently located within easy access of major routes and the thriving town of Royston. Only 5 miles away Royston provides an extensive range of local amenities as well as a main line station providing commuter access to London King's Cross. The village is also well placed for access to the university City of Cambridge which is about 13 miles distance.

- Thatched cottage
- Versatile accommodation
- Off road parking
- Council Tax band E
- 2/3 Bedrooms
- Large garden
- Village location
- EPC rating F



Accommodation

Kitchen

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

Windows to the side and rear aspect, range of wall mounted and base level units with work surface over and inset sink.

Tiled flooring, space for a cooker, fridge/freezer and a washing machine, tiled walls.

Dining Room

13' 9" x 12' 6" (4.19m x 3.81m)

Dual aspect windows to the side, exposed wooden beams, stairs to the first floor.

Lounge

14' 11" x 11' 2" (4.55m x 3.40m)

Dual aspect windows to the side, fireplace and hearth, exposed beams, door to:

Bathroom

6' 5" x 7' 9" (1.96m x 2.36m)

Window to the side aspect, WC, wash hand basin with pedestal and mixer taps, bath, partially tiled walls.

Study

14' 7" x 10' 0" (4.45m x 3.05m)

Window to the front and side aspect, fireplace, exposed beams, door leading to:

Sitting Room

15' 3" x 14' 3" (4.65m x 4.34m)

Window to the rear aspect.

Shower Room

5' 7" x 5' 10" (1.70m x 1.78m)

Window to the rear aspect, WC, wash hand basin with pedestal, shower cubicle, partially tiled walls.



Bedroom One

12' 5" x 11' 11" (3.78m x 3.63m)

Window to the side aspect,
exposed beams and floorboards,
step down into bedroom two.

First Floor

Bedroom Two

12' 5" x 10' 6" (3.78m x 3.20m)

Window to the side aspect,
exposed beams and
floorboards.

Bedroom Three

12' 1" x 11' 11" (3.68m x 3.63m)

Window to the rear aspect.



External

Garden

Beautiful 1/2 acre wrap around garden mainly laid to lawn with flower beds, shrubs and trees.

Patio area ideal for entertaining, 2 storage sheds and versatile outbuilding.

Driveway.

Outbuilding

9' 3" x 8' 2" (2.82m x 2.49m)

Agents Notes

There is already planning in place for this property to build a workshop/garage and extend the driveway for up to 4 cars.





Approximate Gross Internal Area
 Ground Floor = 112.4 sq m / 1,210 sq ft
 First Floor = 30.0 sq m / 323 sq ft
 Outbuilding = 10.9 sq m / 117 sq ft
 Total = 153.3 sq m / 1,650 sq ft

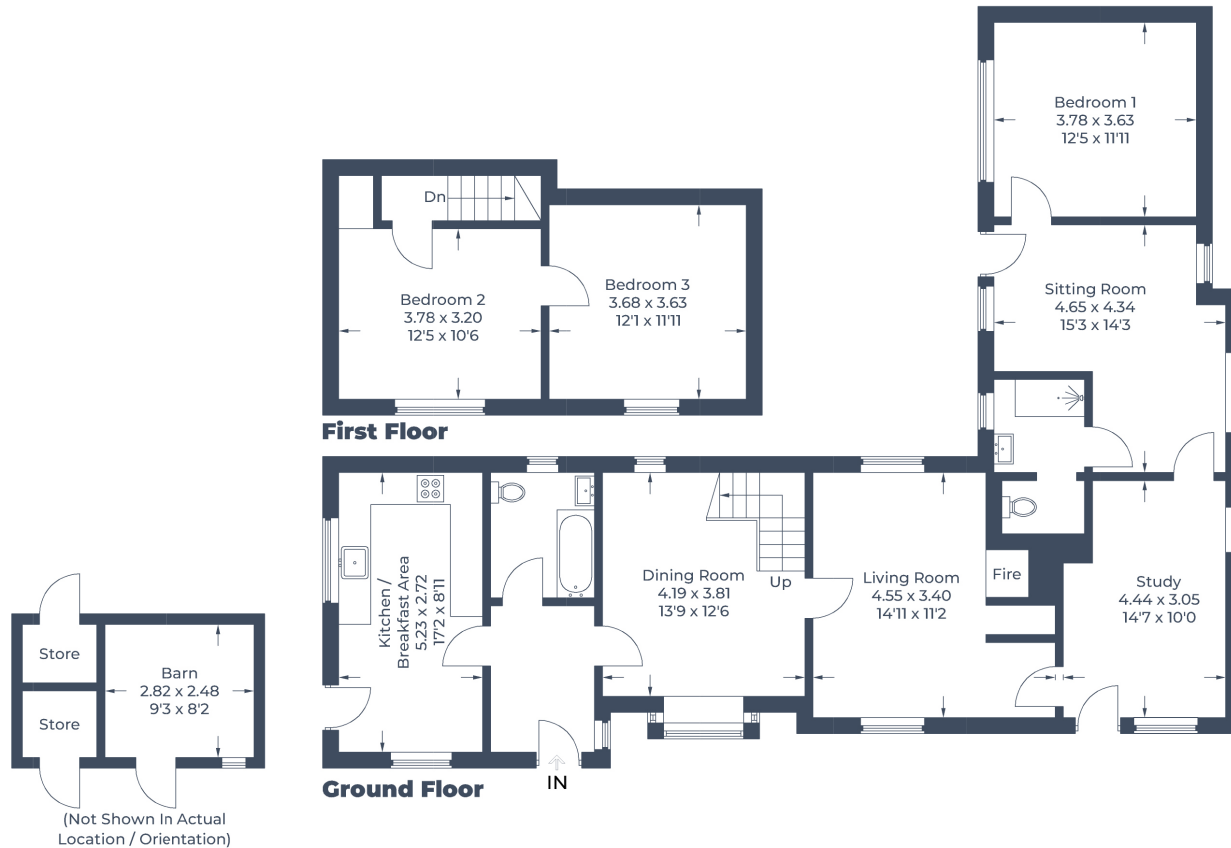


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		54
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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