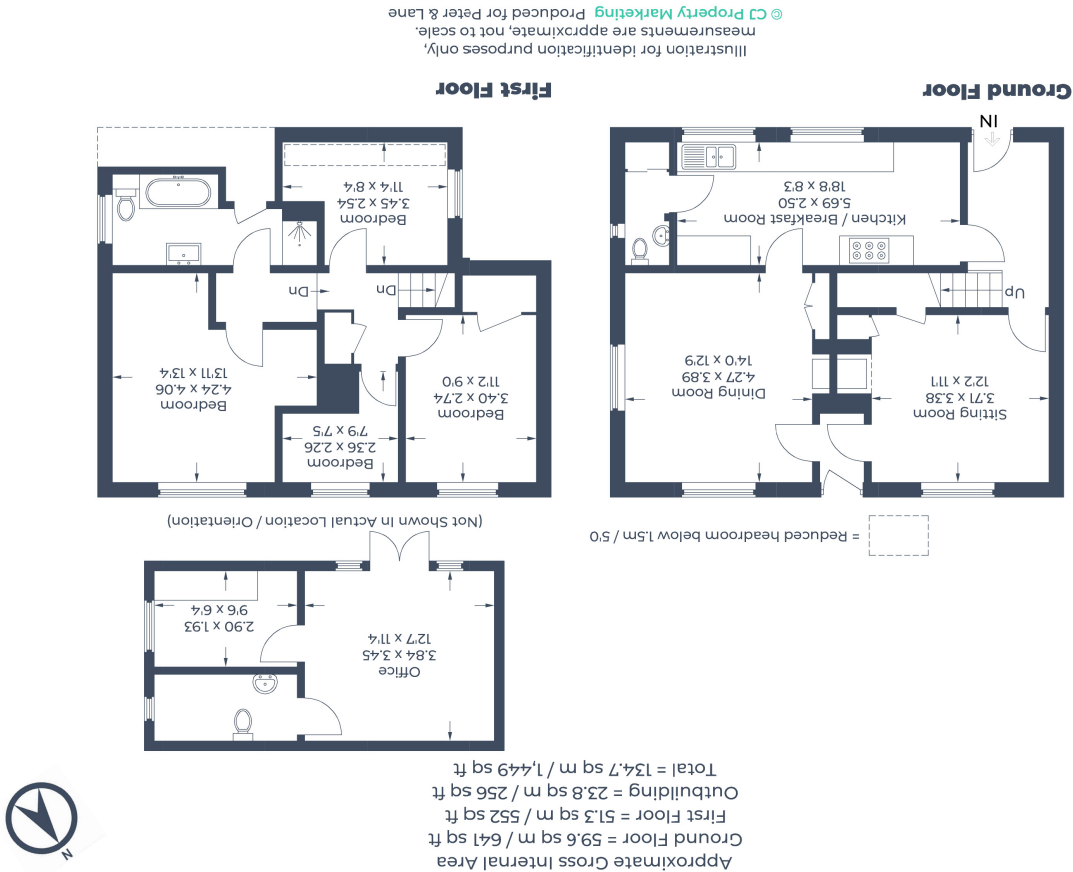


Energy Efficiency Rating	
Current	Potential
England, Scotland & Wales	
100 kWh/m²/yr or less - higher running costs	
A	1-10
B	11-15
C	16-20
D	21-25
E	26-30
F	31-35
G	36-40
22	41-45
Very energy efficient - lower running costs	
88	





7 Church Walk, Little Gransden, Cambridgeshire SG19 3DY £695,000

- DETACHED GEORGIAN COTTAGE.
- TWO RECEPTION ROOMS WITH WOOD BURNING STOVES.
- LARGE SOUTH WEST FACING GARDEN.
- AMPLE OFF ROAD PARKING.
- STUNNING EDGE OF VILLAGE LOCATION.
- MAJORITY PVCu DOUBLE GLAZING.
- GARDEN OFFICE or SUMMERHOUSE.
- GROUND FLOOR W.C

Introduction

A thoroughly charming GEORGIAN COTTAGE situated in one of the most sought after locations within this highly regarded Village. Set in a pretty no-through lane with the Church beyond.

In brief, the accommodation offers TWO RECEPTION ROOMS, KITCHEN and CLOAKROOM to the ground floor and THREE BEDROOMS, STUDY and BATHROOM on the first floor.

Outside, AMPLE OFF ROAD PARKING and a LARGE ENCLOSED REAR GARDEN that backs onto arable land. There is also a generous GARDEN OFFICE or SUMMERHOUSE with kitchen and W.C.

Both reception rooms have WOOD BURNING STOVES set in fireplaces with original cupboards built in the recess.

This property offers the potential to extend subject to planning permission. Plans have been approved in the past although now lapsed.

Ground Floor

Accommodation

Timber door to

Entrance Hall

tiled floor, doors to Sitting Room & Dining Room

Dining Room

sash windows to the front and side aspect, exposed floorboards, fireplace with wood burning stove, original shelved storage cupboards built into recess, door to Kitchen

Sitting Room

sash window to the front aspect, tiled floor, fireplace with wood burning stove, original shelved storage cupboard built into recess, under stairs storage cupboard, TV point

Kitchen

base and eye level cupboards, drawer units, wooden work surfaces with ceramic one a a half bowl sink unit, electric cooker point and space for range style oven, space for American style fridge freezer, plumbing for washing machine and dishwasher, tiled floor, two windows to the rear aspect

lobby

utility cupboard with power points and light

Cloakroom

W.C, wash hand basin, frosted window

Rear Hall

part glazed stable style door to the rear garden, tiled floor, stairs to the First Floor Landing

First Floor

Landing

loft access, shelved linen cupboard

Bedroom One

window to the front aspect

Bedroom Two

window to the front aspect, built in wardrobe/storage cupboard

Bedroom Three

window to the side aspect, sloping ceiling

Study

sash window to the front aspect

Bathroom

bath with mixer tap and hand held shower attachment, vanity unit with wash basin, fully tiled shower, W.C, cupboard housing hot water cylinder, frosted window, electric towel radiator

Outside

Frontage & Parking

the frontage is sandstone paved and enclosed by ornate railings with steps up to the front door and outside lighting. The driveway is block paved and allows off road paring for up to four vehicles. There are both pedestrian gates and double vehicular gates into the Rear Garden

Rear Garden

fully enclosed and laid mainly to lawn with flower and shrub borders. A sandstone path leads to a large patio area with lighting and onto a further lawned garden with timber pergola and GARDEN OFFICE. There is a timber "chicken coop" used for storage as well as a mower/log store . Outside tap and lighting

Garden Office

a timber built building suitable as GARDEN OFFICE or GAMES ROOM/SUMMERHOUSE with power, light and internet connection. Separate cloakroom with W.C and vanity unit with wash basin, window to the front aspect. Kitchen area with work surface and water heater

