

SITTING ROOM 14' 1" x 12' 2" (4.29m x 3.71m) Sash window to front, rear window, double radiator, multi fuel burning stove inset to brick fire place with tiled hearth. Original built in cupboard to recess and stairs to first floor. Feature beams and door to dining room.



DINING ROOM 13' 10" x 12' 0" (4.22m x 3.66m) Sash window to front, double radiator, open fire place with brick hearth and original quarry tiled floor. Door to kitchen.

KITCHEN 8' 11" x 8' 9" (2.72m x 2.67m) Window to side. Range of fully fitted wall and base units with drawers under, rolled edge worktop surface over and tiled splashback. Inset stainless steel sink unit and mixer tap, space and plumbing for washing machine, electric cooker and space for fridge/freezer. Breakfast bar and radiator. Wood flooring. Doors to bathroom and rear lobby/porch.



GROUND FLOOR BATHROOM Obscured window to rear, washbasin inset to vanity unit with tiled splashback, radiator, bath with tiled splashback and electric shower. Door to separate cloakroom.

SEPARATE CLOAKROOM Obscured window to rear, WC, radiator.

REAR LOBBY/PORCH 7' 11" x 4' 4" (2.41m x 1.32m) Glazed and brick built with quarry tiled floor, door to garden.

FIRST FLOOR LANDING Window to rear, door to bedroom one and second landing/study.

BEDROOM 1 12' 1" x 11' 4" (3.68m x 3.45m) Sash window to front, double radiator.



BEDROOM 2 12' 0" x 9' 1" (3.66m x 2.77m) Sash window to front, double radiator

SECOND LANDING AND STUDY AREA 8' 5" x 4' 8" (2.57m x 1.42m) Loft access, doors to bedrooms two and three and first floor cloakroom.

FIRST FLOOR CLOAKROOM Hand basin and WC.

BEDROOM 3 9' 4" x 8' 11" (2.84m x 2.72m) Window to side, wall mounted boiler, radiator.



WALLED REAR GARDEN Mainly laid to lawn with various mature trees and shrubs set in borders and beds, with a patio area and garden path. There is also gated side access and a convenient bin storage area.

BRICK OUTHOUSE 17' 8" x 11' 6" (5.38m x 3.51m) An original brick built outhouse with garden facing window and accessed via the enclosed garden. Also benefits from access to the rear via a private path, with access only for 1-4 High Street. This is an extremely versatile building, with power and light, currently used for storage but could be converted to a home office/gym or studio with the necessary consent.

LOCATION The village of Fen Drayton lies approximately nine miles from the University City of Cambridge, for history, art and culture, restaurants and shops. Five miles from St Ives, a historic market town, and nine miles to Huntingdon train station.

FACILITIES The village itself is very picturesque with the High Street being the centre, home to a quaint thatched pub and a short walk to the RSPB nature reserve, Fen Drayton Lakes, well known for wetland birds. The guided bus stops within the nature reserve and takes passengers to Cambridge along what was previously the train line; this service also continues to Addenbrookes hospital and west bound to St Ives. Alongside the guided bus route is a cycle path, often used by walkers and runners alike. From the small but successful Primary school, children then progress to Swavesey Village College, rated outstanding by Ofsted.



Ground Floor



First Floor



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1 High Street, Fen Drayton, Cambridge,
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Guide Price £300,000 Freehold

Situated on the picturesque High Street, Fen Drayton is the beautiful three bedroom grade II listed cottage. The property has been very well maintained during the vendor's many years of ownership and is offered for sale in excellent order throughout and with the advantage of no onward chain. The property is situated within the conservation area of the village, close to the thatched pub and wonderful walks in the countryside. The kitchen, bathroom and boiler have all been replaced in recent years and the property retains many period features which include a quarry tiled floor, fireplaces and beams. The walled garden is a corner plot and leads to a spacious and versatile brick outhouse, a perfect space to convert into a studio or home office, subject to the necessary consent.



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