



**PRESTIGE & VILLAGE**

UK's finest properties

**MILL COTTAGE, MILL LANE, SAFFRON WALDEN, CB11 4TR**





\*\*\*Drone video and video walkthrough\*\*\*

\*\*\*Guide £625,000 to £650,000\*\*\*

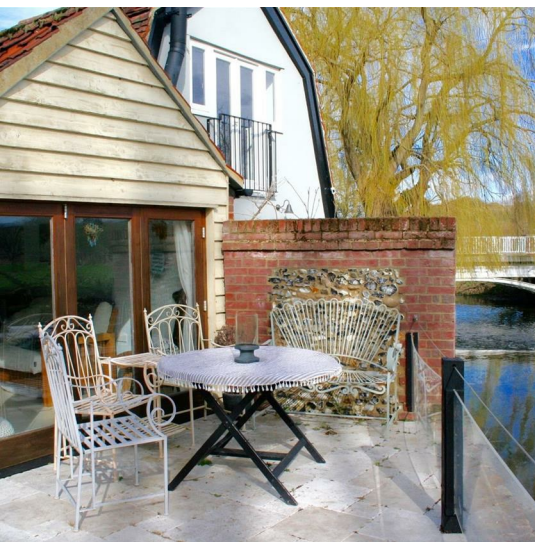
Location-Location-Location!

A charming Grade II Listed thatched cottage sitting in a stunning setting within a conservation area, with beautifully laid out gardens and super views over the river Cam and fields beyond. This is an opportunity not to miss!

The property has been sympathetically extended and much improved by over recent years including a superb detached annexe in the gardens with it's own shower room together with bi fold doors opening with views over the river and beyond. There is potential to convert to a self contained annexe subject to the necessary consents.

Accommodation comprises: Dining Room, Study/Bedroom 3, Living Room, Kitchen/breakfast Room, WC. On the first floor: Two Double bedrooms and Family Bathroom. Detached annexe with shower room. Delightful gardens and a detached garage/studio.

Mill Cottage sits in an idyllic position in a pretty lane in the village of Littlebury, an







- 17th Century Grade II Listed
- Stunning Setting
- 2/3 Bedrooms
- Annexe Room with Shower
- 1500 sq.ft inc Studio
- Delightful Views to Rear Aspect
- 2/3 Reception Rooms
- Potential to Link House to Annexe
- Work at Home Office
- South Facing Garden











### DINING ROOM

16 x 13'11 (4.88m x 4.24m)

### LIVING ROOM

17'5 x 13'11 (5.31m x 4.24m)

### KITCHEN

11'3 x 7'4 (3.43m x 2.24m)

### BREAKFAST ROOM

11'3 x 6'9 (3.43m x 2.06m)

### STUDY/BEDROOM 3

9 x 7'4 (2.74m x 2.24m)

### BEDROOM 1

14'3 x 10'8 (4.34m x 3.25m)

### BEDROOM 2

14'3 x 11'10 (4.34m x 3.61m)

### FAMILY BATHROOM

### ANNEXE ROOM

17 x 7'11 (5.18m x 2.41m)

### SHOWER ROOM

### STUDIO/GARAGE

16'5 x 7'9 (5.00m x 2.36m)

### OUTSIDE

Delightful south facing rear gardens which overlook the river Cam and fields beyond. Parking for 1 vehicle plus casual parking in the road.

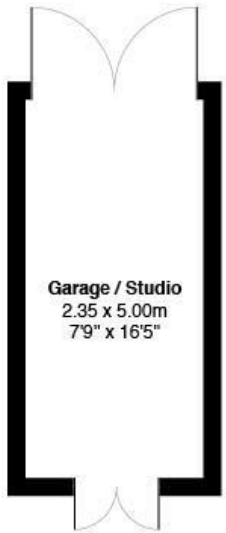






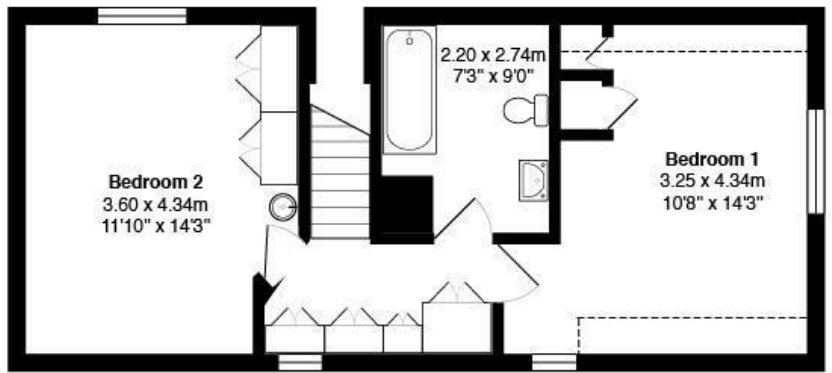
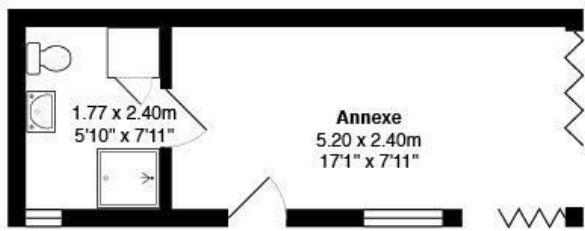
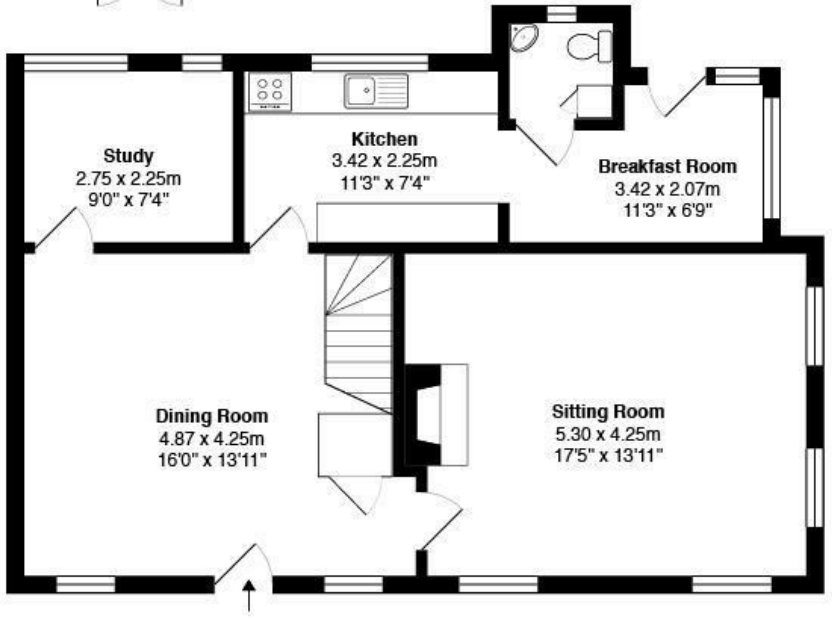
Band





# Mill Cottage, Littlebury

Total Area: 140.4 m<sup>2</sup> ... 1511 ft<sup>2</sup>



All measurements are approximate and for display purposes only

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