



High Street, Orwell, SG8 5QN

CHEFFINS

High Street

Orwell,
SG8 5QN

- No Upward Chain
- Grade II Listed
- Generous and Mature Rear Garden
- Sought After Position Within this Popular Village
- Driveway Parking

A charming two bedroom semi detached Grade II listed cottage situated on the High Street of this popular village. The accommodation extends to 1006 sq. ft. arranged over two floors with the added benefit of driveway parking and a generous plot.

2 1 1

Guide Price £300,000





LOCATION

Orwell is a delightful rural village set in the midst of open countryside midway between Cambridge and Royston, conveniently situated off the A603 just over 7 miles south west of Cambridge. The village itself has a range of local amenities such as a post office, shop, public house, church, and is catchment for Petersfield Primary School. There are mainline train stations nearby in Shepreth and Royston, both of which provide direct links to London Kings Cross.

ENTRANCE HALLWAY

With entrance door, tiled floor, door to:

LIVING ROOM

With window to the front and rear aspect, feature fireplace, wooden flooring, storage cupboard, exposed beams, stairs to the first floor, doors to:

DINING ROOM

With window to the aspect, storage cupboard, exposed beams and timbers, step up to:

KITCHEN

With window to the rear aspect, fitted kitchen with range of units, worktop with ceramic sink and a half with chrome mixer tap over, integrated chest level oven, space for appliances including dishwasher, washing machine and fridge freezer and four ring gas hob with extractor hood over, exposed beams, door to the garden.

SHOWER ROOM

With window to the side and rear aspect, suite comprising; low level wc with hidden cistern and eco flush button, inset wash basin with chrome mixer tap over and glass and chrome shower cubicle, chrome heated towel rail, tiled walls.

FIRST FLOOR

The first floor benefits from recently installed hardwood double glazed windows

LANDING/STUDY

With window to the front aspect, exposed timbers, door to:

BEDROOM 1

With window to the front aspect, fitted wardrobes, exposed timber.

BEDROOM 2

With window to the front aspect, integral storage cupboards.

OUTSIDE

The front of the property features a selection of mature shrubs and a pathway to the entrance door and a gravel driveway leading to the garden.

The well established rear garden extends to 0.1 acres. And is mostly laid to lawn featuring a selection of mature shrubs and trees, timber storage sheds, a greenhouse and an outside tap.





Approximate Gross Internal Area 1006 sq ft - 93 sq m

Ground Floor Area 628 sq ft – 58 sq m

First Floor Area 378 sq ft – 35 sq m



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Tenure – Freehold

Council Tax Band – D

Local Authority – South Cambridgeshire District

Council



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Agents Note: Stamp Duty thresholds have and are changing imminently.

Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

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