



4 Pear Tree Cottages, Hildersham, CB21 6BY

**CHEFFINS**



# Pear Tree Cottages

Hildersham,  
CB21 6BY

- Beautifully Restored Detached Period Cottage Dating Back To 1865
- Occupying A Peaceful Countryside Position Within The Highly Regarded Village Of Hildersham
- Full Of Charm And Character With Exposed Timbers, Original Features And Traditional Styling Throughout
- Superb Principal Reception Room Centred Around An Impressive Cast Iron Danish Heta Multifuel Burner
- Useful Utility Room, Cloakroom And Beautifully Refitted Ground Floor Shower Room
- Bedroom Two Enjoying Stunning Far Reaching Countryside Views Across Neighbouring Fields
- Excellent Access To Cambridge, Addenbrooke's And The Biomedical Campus Via The A1307

A charming and beautifully restored detached period cottage dating back to 1865, occupying a peaceful countryside position within the highly regarded village of Hildersham. Originally constructed as two cottages for the Cambridge and Pampisford Brewery and later combined into one home during the 1970s, the property now offers characterful and thoughtfully arranged accommodation extending to approximately 1,177 sq ft, together with mature gardens, private parking, garage facilities and delightful views across open countryside.

3 3 2

Guide Price £475,000







## LOCATION

Hildersham is a highly regarded and picturesque village surrounded by attractive open countryside approximately 9 miles south of Cambridge and 3 miles from Linton. The village itself enjoys a strong sense of community together with a historic parish church, highly regarded family run restaurant and an abundance of scenic countryside walks. Further day to day amenities and well regarded schooling are available within nearby Linton whilst the A1307 provides convenient access into Cambridge, Addenbrooke's Hospital and the Biomedical Campus. Regular bus services run through the village into Cambridge whilst Whittlesford Parkway railway station, approximately 5 miles away, provides direct rail services into London. The M11 and A11 are also readily accessible, making the property particularly well positioned for commuters.

## PART GLAZED ENTRANCE DOOR

leading through into:

### ENTRANCE HALL

With staircase rising to first floor accommodation, exposed timbers, wooden flooring, radiator and panelled doors leading to respective rooms.

### LIVING ROOM

A wonderfully characterful principal reception room centred around an impressive cast iron Danish Heta multifuel burner with brick surround and oak mantel over. The room enjoys exposed timbers, wooden flooring, radiator, windows to front aspect and opening through into:

### CONSERVATORY

A bright and versatile addition currently utilised as a home office whilst equally suitable as a further reception area, playroom or garden room. With glazing overlooking the gardens and French doors leading externally onto the terrace.

### DINING ROOM

A particularly atmospheric reception room enjoying exposed ceiling timbers and original tiled flooring, providing an excellent entertaining and family dining space with window to front aspect and opening through into:

### KITCHEN

Fitted with a range of handmade wall and base mounted storage cupboards and drawers with solid oak preparation surfaces over incorporating butler style sink with mixer tap. Space for appliances, traditional tiled

flooring, exposed timbers and windows overlooking the garden.

### UTILITY ROOM

Providing further fitted storage and preparation space together with plumbing and space for appliances, window and door leading externally.

### CLOAKROOM

Fitted with low level WC and wash hand basin.

### SHOWER ROOM

Beautifully refitted with walk in shower enclosure, wash hand basin, low level WC, contemporary tiled surrounds and heated towel rail.

## FIRST FLOOR

### LANDING

With exposed timbers and doors leading to respective rooms.

### BEDROOM ONE

A well proportioned principal bedroom with fitted storage, exposed timbers, radiator and window to front aspect.

### BEDROOM TWO

A superb double bedroom enjoying far reaching views across the surrounding countryside with windows overlooking neighbouring fields, fitted storage, exposed timbers and radiator.

### BEDROOM THREE

A comfortable single bedroom or ideal study/nursery with exposed timbers and window to front aspect.

## BATHROOM

A beautifully appointed family bathroom fitted with freestanding roll top bath set on cast feet, wash hand basin and low level WC complemented by elegant tiled surrounds, heated towel rail and obscured window.

## OUTSIDE

The property is approached via a gravel driveway accessed through a timber five bar gate, providing off road parking for two vehicles alongside access to the GARAGE with up and over door.

The front garden is predominantly laid to lawn interspersed with raised vegetable beds and mature planting, further enhancing the cottage style setting of the home.

To the rear, the landscaped gardens have been thoughtfully designed to take full advantage of the peaceful rural backdrop, incorporating lawned sections, paved entertaining terraces, raised beds and a dedicated barbecue area. The gardens enjoy an excellent degree of privacy whilst offering delightful views across neighbouring countryside, creating a superb setting for both entertaining and day to day enjoyment.

## AGENTS NOTE

The external images have been provided by the vendor from previous years.







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

Guide Price £475,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire

District Council

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

## Approximate Gross Internal Area 1285 sq ft - 120 sq m (Excluding Garage)

Ground Floor Area 773 sq ft - 72 sq m

First Floor Area 512 sq ft - 48 sq m

Garage Area 155 sq ft - 14 sq m



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