



Chestnut Tree Cottage, 60 Main Road, Little Gransden, SG19 3DL

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60 Main Road

Little Gransden,
SG19 3DL

- No onward chain
- Charming period home
- High quality specification
- Three bedrooms
- En-suite to principal bedroom
- Garage and driveway parking
- Partial Reed rethatch

A charming and beautifully appointed detached cottage proudly situated in a popular village location. The property enjoys a wealth of character features and enjoys mature, wrap around garden together with a range of useful outbuildings and driveway parking.

3 2 2

Guide Price £675,000





LOCATION

Situated in the heart of the desirable village of Little Gransden, Main Road offers an appealing blend of rural tranquillity and everyday convenience. The village benefits from a well-regarded primary school, village hall, public house and recreational facilities, while the nearby market towns of Potton and St. Neots provides a wider range of shopping, leisure and transport amenities. Excellent road links via the A1 and A428 offer straightforward access to Cambridge, Bedford and St Neots, while Sandy and St. Neots railway stations provide direct services to London and the North.

STABLE DOOR

with skylight, tiled floor, door to adjoining rooms.

ENTRANCE HALL

door into:

UTILITY ROOM/W C

with tiled floor, space for washing machine/dryer, base level units, stainless steel wash basin, low level w.c.

BEDROOM 1

skylight, French doors to the side/rear aspect, door into:

ENSUITE SHOWER

with tiled floor, tiled walls, low level w.c., obscure windows to the side aspect, walk-in shower with shower above.

KITCHEN/DINER

recently refitted, tiled floor, range of base and eye level units, fridge/freezer, integrated oven with grill, windows to the side aspect, 4 ring induction hob with cooker hood above, underfloor heating throughout, ceramic sink, hardwood windows, door to:

MAIN LIVING ROOM

dual aspect windows to both sides, range of exposed timbers, brick tiled floor, Inglenook fireplace with tiled floor, exposed brickwork, log burner, integrated feature bread oven, oak stairs leading to first floor, storage beneath, walkway leading into:

SNUG/STUDY

hardwood windows triple aspect to both sides and rear, exposed timbers, brickwork, storage cupboard underneath stairs, stairs leading to Bedrooms 2 and 3.

ON THE FIRST FLOOR

oak staircase leading to:

BEDROOM 3

with exposed brickwork to chimney breast, exposed timbers, windows to the side aspect. Door to:

BEDROOM 2

This is accessed off the first staircase and can be separated, exposed brickwork chimney, exposed timbers, windows to the side aspect, door to:

SMALL LANDING

with airing cupboard housing the direct fed water tank.

FAMILY BATHROOM

relatively recently refitted, windows to the side/rear aspect, low level w.c. tiled floor, tiled walls, partially mosaic tiled, panelled bath and heated towel rail, storage cupboard in eaves space.

OUTSIDE

Beautifully landscaped wrap-around gardens. The cottage itself sits quite elevated. Gravelled driveway leading to off-street parking for several cars, range of mature trees bordering, part patio area and part timber clad, claytile roof. The front side of the thatch has been recently rethatched and the property has recently been fully re-dressed, re-ridged and re-netted. DETACHED GARAGE in need of repair with timber cladding and corrugated iron roof, windows to front and side, LEAN-TO workshop both with power supply. Timber storage outbuilding currently used as storage and workshop. Behind is a greenhouse. The land immediately behind is currently used as stables to the

boundary, post and rail hedgerow, section in front of the shed which is raised timber beds, perfect for vegetable garden.

Hedgerows bordering to the road side to the property and there is a bulge which is the original bread oven. Timber porch surrounding.

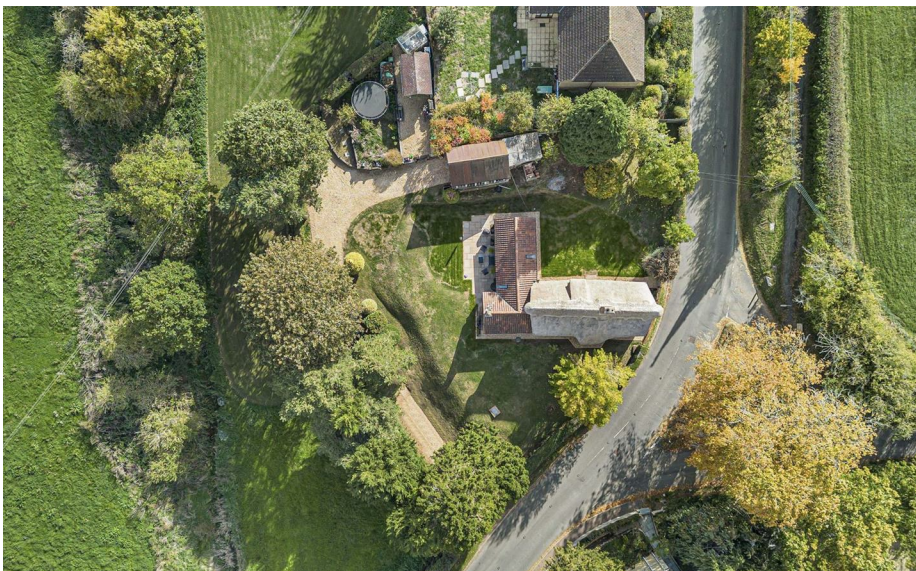
AGENTS' NOTE

The property is Grade II listed and sits in a conservation area. No tree preservation orders.





Guide Price £675,000
Tenure - Freehold
Council Tax Band - F
Local Authority - South Cambridgeshire
District Council

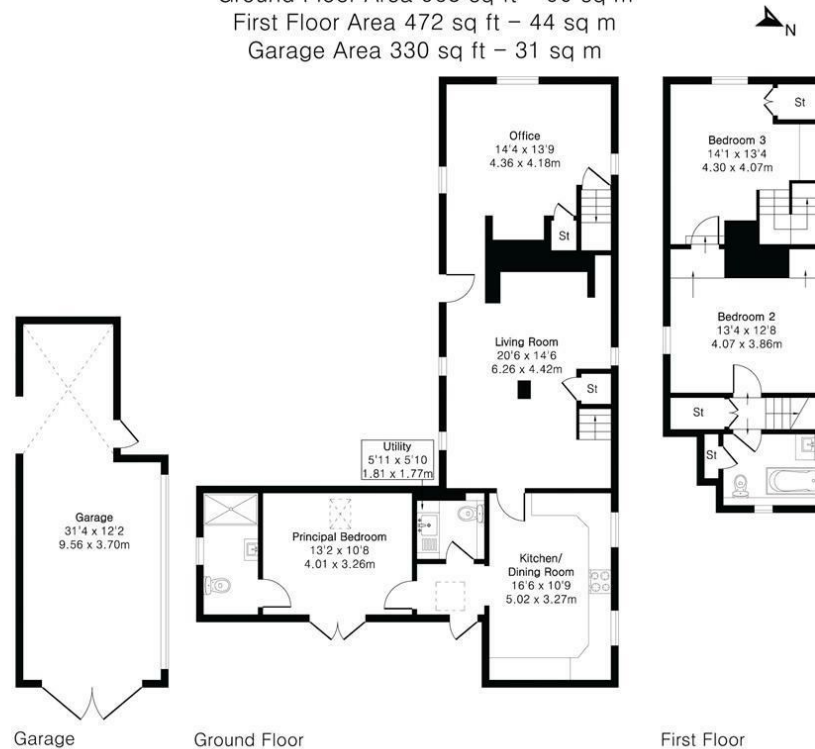


**Approximate Gross Internal Area 1440 sq ft - 134 sq m
(Excluding Garage)**

Ground Floor Area 968 sq ft – 90 sq m

First Floor Area 472 sq ft – 44 sq m

Garage Area 330 sq ft – 31 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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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.



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