



High Street, Whittlesford, CB22 4LT

**CHEFFINS**

## High Street

Whittlesford,  
CB22 4LT

An enchanting and sympathetically improved Grade II listed period cottage of immense charm and character occupying a quite delightful tucked-away location right in the heart of this highly sought after and most desirable south Cambridgeshire village which has its own mainline railway station. Buttercup Cottage is an attractive Grade II listed semi-detached period cottage which has been sympathetically improved in more recent times and retains many features of immense charm and character including a wealth of exposed beams/timbers and a fine Inglenook fireplace within the principal reception room.

### LOCATION

Buttercup Cottage occupies a delightful tucked-away position right in the heart of the village and within a short walk of a vast range of local amenities including a village store/post office, Inn/restaurant known as The Tickel Arms, primary school, large village green with tennis court and children's' play area, fine church and a mainline railway station at the far end of the village. Whittlesford is located about 10 miles south of the university city of Cambridge and is just one mile from the nearest M11 motorway access point at Duxford (Junction 10).

2 2 1

Guide Price £525,000





### PART GLAZED AND PANELLED FRONT ENTRANCE DOOR

to:

### PRINCIPAL RECEPTION ROOM

A delightful and atmospheric sitting room with a wealth of exposed beams and timbers and a large feature Inglenook fireplace with a raised brick hearth and woodburning stove, natural wood flooring, two radiators, deep built-in storage cupboard understairs with light, sliding sash windows to rear aspect overlooking the gardens and part glazed and panelled door leading to the garden.

### CLOAKROOM/UTILITY ROOM

feature ceramic tiled floor, vanity style unit with wash hand basin and cupboard beneath, low level w.c., radiator, glazed window with frosted glass and further small window to rear aspect, space and plumbing for washing machine and space for tumble dryer.

### KITCHEN/DINING ROOM

A bespoke kitchen with range of attractive traditional style units comprising an inset one and a half bowl sink unit with mixer taps, range of fitted base units with natural wood style work surfaces with cupboards and drawers below, an integrated Neff oven and a 5 point Neff gas hob above, feature ceramic tiled floor, large fitted natural wood style breakfast bar feature, space for upright fridge/freezer, range of wall storage cupboards, range of exposed beams and timbers, sliding sash windows to side aspect, ceramic tiled walls and a further corner cupboard which houses gas fired wall mounted boiler, opening and staircase leading to first floor.

### ON THE FIRST FLOOR

#### LANDING

with exposed beams and timbers, sliding sash windows to side aspect.

#### BEDROOM 1

An atmospheric room with feature high semi-vaulted ceiling and sloping eaves, recess with exposed brick chimney breast, exposed timbers, natural wooden floor, radiator, extensive range of fitted wardrobes and storage cupboards, sliding sash windows to front aspect and trap door and loft ladder leading to generous roof space. Door to:



### ENSUITE SHOWER ROOM

with walk-in shower cubicle with folding doors, fixed head shower and handheld shower unit, vanity style unit with wash hand basin and drawers beneath, wall mirror and light above, extractor fan, feature tiled floor and walls, radiator, heated towel rail.

### BEDROOM 2

with radiator, sliding sash windows to side aspect, built-in shelfed airing cupboard with heating bar, radiator.

### BATHROOM

with a freestanding bath on ball and claw feet with shower attachment and mixer taps, pedestal wash hand basin with tiled splashback, traditional style radiator/heated towel rail, natural wood flooring, further part tiled walls.

### OUTSIDE

There is a gated access leading to the most attractive front garden which has been landscaped with ease of maintenance in mind and there is a brick pavilion pathway leading to the front door with shinglestone areas to either side, shrubs and borders around and a paved area with fence panel to side with storage for bins and bicycles.

To the rear there is a delightful enclosed garden which again has been landscaped with ease of maintenance in mind and is paved and ideal for al fresco dining. In one corner of the garden there is a timber summerhouse and recess with log store. A gated access to the rear leads to a side access lane which in turn leads to a car parking space which is designated and owned by Buttercup Cottage.



## Approximate Gross Internal Area 878 sq ft - 82 sq m

Ground Floor Area 439 sq ft - 41 sq m

First Floor Area 439 sq ft - 41 sq m



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Tenure - Freehold

Council Tax Band - D

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.

