Appletree Cottage, Butt Lane, Milton, CB24 6DG

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Butt Lane

Milton,
CB24 6DG

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Guide Price £450,000

- Victorian Cottage
- Three Well Proportioned Bedrooms
- Character Features Including Wood Burning Stove And Exposed Timber Beam
- Open Plan Kitchen Dining Room
- Exceptionally Private Landscaped Rear Garden
- Scope for further enlargement STP
- Off Street Parking
- Scope for garden office/studio
- Excellent Access To Cambridge, Cambridge North And The A14

Appletree Cottage is a charming detached three bedroom Victorian cottage, in need of some sympathetic improvement and updating, with a new honeycomb roof installed less than a year ago, occupying a desirable position within the heart of the ever popular village of Milton. The property enjoys versatile and well proportioned accommodation throughout with scope for further extension to the cottage STP and addition of garden office/studio . The cottage has an exceptionally private, mature rear garden and off street parking. Conveniently positioned for excellent access into Cambridge, the Science Park, Cambridge North Railway Station and the A14, the property represents an ideal purchase for a wide variety of buyers.

LOCATION

Milton is one of Cambridge's most sought after villages, situated just three miles north of the city centre. The village offers an excellent range of everyday amenities including a village store, public houses, doctor's surgery, primary school and a variety of recreational facilities. Milton Country Park is nearby, providing over ninety five acres of attractive parkland, lakes and walking routes. Cambridge North Railway Station, the Science Park and Cambridge Business Park are all within easy reach, whilst the A14 and M11 provide convenient access to the wider road network, making the village particularly popular with commuters.

ENTRANCE PORCH
Panel glazed entrance door leading into the entrance porch with herringbone style wood effect laminate flooring, radiator and double glazed windows to both the front and side aspects. Panel glazed door leading through into:

SITTING ROOM
A welcoming reception room centred around a wood burning stove with painted timber mantel and enclosed tiled hearth. Exposed timber beam, staircase rising to the first floor with useful understairs storage cupboard, double panel radiator, double glazed windows to both the front and rear aspects and an opening leading through into the kitchen dining room.

KITCHEN/DINING ROOM
Fitted with a comprehensive range of both wall and base mounted storage cupboards and drawers beneath stone effect roll top work surfaces incorporating a porcelain style sink with mixer tap and drainer. Integrated four ring gas hob with tiled splashback and extractor canopy above, integrated electric oven, integrated concealed fridge freezer and space and plumbing for a washing machine. Wood effect flooring, wall mounted gas fired combination boiler providing domestic hot water and central heating, double panel radiator, double glazed windows to both the front and rear aspects and a panel glazed door providing direct access to the rear garden.

FIRST FLOOR LANDING
Split level landing with Velux roof window, radiator, loft access hatch and doors leading to the respective accommodation.

PRINCIPAL BEDROOM
Double glazed window to the front aspect and radiator.

BEDROOM TWO
Double glazed window to the front aspect and radiator.

BEDROOM THREE
Double glazed window overlooking the rear garden and radiator.

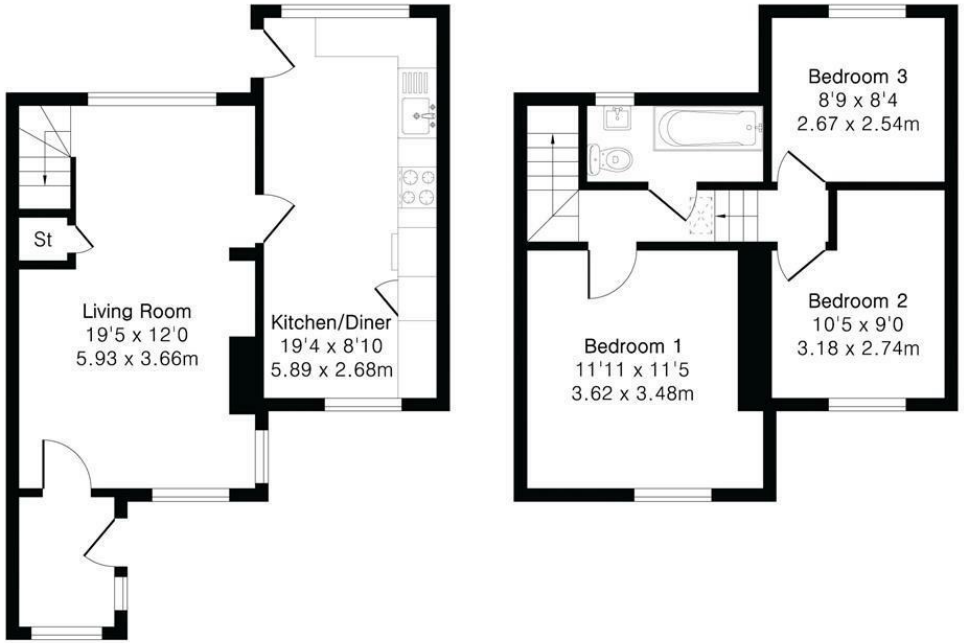
BATHROOM
Comprising a three piece suite including a panel enclosed bath with mixer tap and shower attachment, concealed dual flush WC and hand wash basin with tiled splashback. Wood effect flooring, extractor fan and obscured double glazed window to the rear aspect.

OUTSIDE
To the rear, the property enjoys an exceptionally private and beautifully established garden arranged over several levels. Immediately adjoining the house is a generous paved terrace providing an excellent space for outdoor dining and entertaining. Concrete steps rise to a slate pathway bordered by timber sleepers, with barked planting beds to either side containing mature rose bushes, established shrubs and planting. The garden is further enhanced by mature fig and apple trees, whilst the whole is enclosed by timber fencing with gated side access returning to the front of the property.

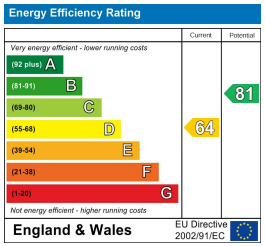
To the front, the property is approached via a dropped kerb leading onto a gravel driveway providing off street parking for one vehicle. Mature planting and an established tree provide an excellent degree of privacy from Butt Lane.

Approximate Gross Internal Area 854 sq ft - 79 sq m

Ground Floor Area 444 sq ft – 41 sq m
First Floor Area 410 sq ft – 38 sq m



Ground Floor First Floor



PINKPLAN

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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Guide Price £450,000
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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