

The Glebe House

2 Fishers Lane, Orwell, SG8 5QX



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The Glebe House is a most impressive and substantial detached former Victorian vicarage. The atmospheric accommodation extends to about 4,000 square feet, with a number of fine period features. This attractive home occupies a most desirable setting, well located within its own established well stocked grounds of about 1.3 acres, with a useful range of outbuildings. Enjoying a slightly elevated position with far reaching views. The property is situated next to the church of St Andrew, in this well served village, close to the Wimpole Hall estate, and convenient for major road and rail links.

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.



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



FOUR PANELLED TIMBER ENTRANCE DOOR

With glazed picture light above into:

RECEPTION HALL

Feature turning staircase rising to the upper floors with natural timber handrails with painted spindles, tall ceilings, moulded cornicing, dado rail, cast iron fireplace, fitted shelving, flooring with part original tiling, three sash windows to the front.

DRAWING ROOM

Fireplace with decorative marble surround, moulded cornicing, picture rail, deep moulded skirtings, tall ceilings, radiators, sash windows to the side and rear with shutters.



DINING ROOM

With marble fireplace surround (no fire), tall ceilings, moulded cornicing, dado rail, moulded skirtings, wide floorboards, radiators, sash windows with built-in shutters.

SITTING ROOM

Tall ceilings, moulded cornicing, picture rail, fitted shelving and cupboards to chimney breast recesses, fireplace with log burning stove, radiator, a pair of sash windows with shutters.









BREAKFAST ROOM

Tall ceilings, moulded cornicing, fireplace, stone mantel and surround, radiators, sash window to the front with shutters.

KITCHEN

Range of natural wood fronted cupboards and drawers with rolltop working surfaces, double bowl single drainer sink unit with mixer tap, fitted oven, hob and extractor, Worcester oil fired boiler fitted into chimney breast providing domestic hot water and central heating system, fitted double cupboard to recess with shelving, sash windows to side and rear.

REAR HALL

with panelled door leading to outside, sash window, radiator.

CLOAKROOM

With radiator, door though to low level w.c. and wash hand basin, extractor fan.

CELLAR

Brick arched wine storage, power and light, with reasonable head height.



ON THE FIRST FLOOR

SPACIOUS LANDING

Tall ceilings, moulded cornicing, roof lantern, dado rail, radiators, sash window.

BEDROOM 1

Cast iron fireplace (not used), moulded cornicing, picture rail, sash windows to the side and front.

BATHROOM

With five piece coloured suite with panelled bath, low level w.c., pedestal wash hand basin, bidet and tiled shower cubicle, radiators, sash window to the rear, extractor fan.

BEDROOM 2

Cast iron fireplace (not currently used), stone surround, radiator, cornicing, picture rail, a pair of sash windows.

BEDROOM 5

Cast iron fireplace (not used), radiator, fitted shelving to chimney breast recess, pair of sash windows to the front.

BEDROOM 4

Cornicing, picture rail, cast iron fireplace (not used), stone surround, radiator, fitted shelving to chimney breast recess, sash window to the front.

BEDROOM 3

Sealed fireplace, fitted cupboard, radiator, sash window to the side and panelled door with staircase access leading to:

BEDROOM 6

Access to loft space, access hatch to roof, storage cupboards, radiators, casement window to the side.

BATHROOM 2

Three piece coloured suite, panelled bath, low level w.c., pedestal wash hand basin, part tiled walls, radiator, extractor fan.









OUTSIDE

The impressive grounds extend to approximately 1.3 acres and are approached via a gated in-and-out driveway, providing ample parking and access. The gardens are enclosed by mature hedgerows and beautifully established with a wealth of mature shrubs and a variety of specimen trees. To the western aspect is a particularly generous croquet lawn, while a stepped pathway leads through the garden to the rear, where there are attractive views across the adjoining publicly owned country wildlife site. A feature wall with arched entrance provides an attractive focal point within the grounds. The property is further complemented by a range of useful outbuildings, including a single garage, substantial storage barn, wood store and the original Brewhouse.



MATERIAL INFORMATION

- Guide Price – £1,500,000
- Tenure – Freehold
- Council tax band – G
- Local Authority – South Cambridgeshire District Council

AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

Strictly by appointment through the Agents.

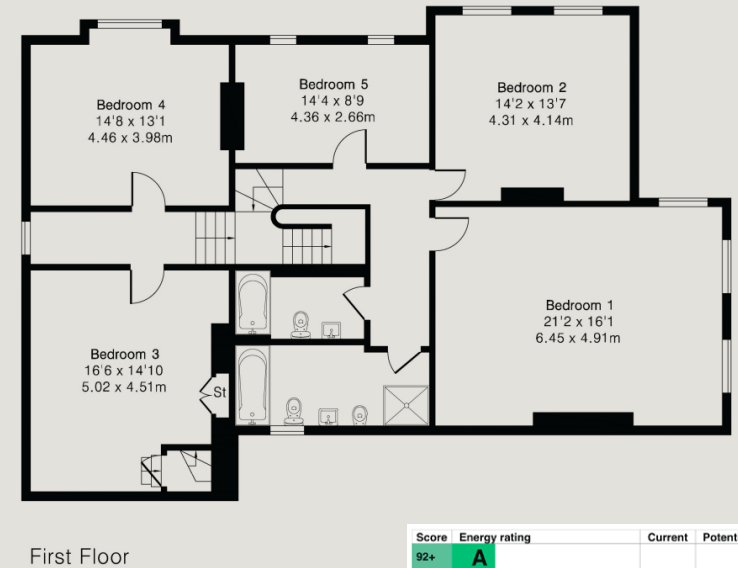
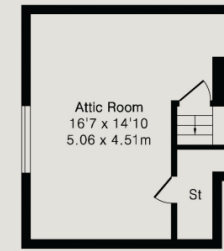
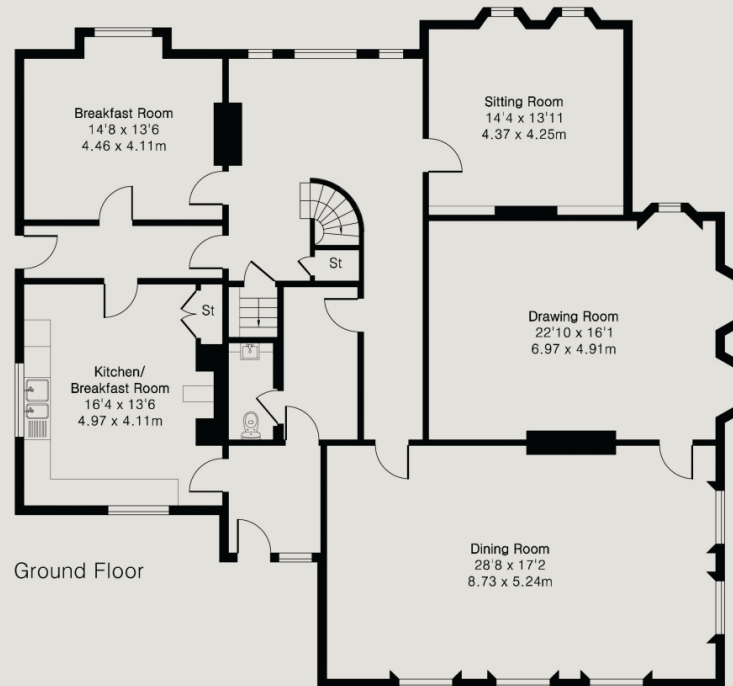
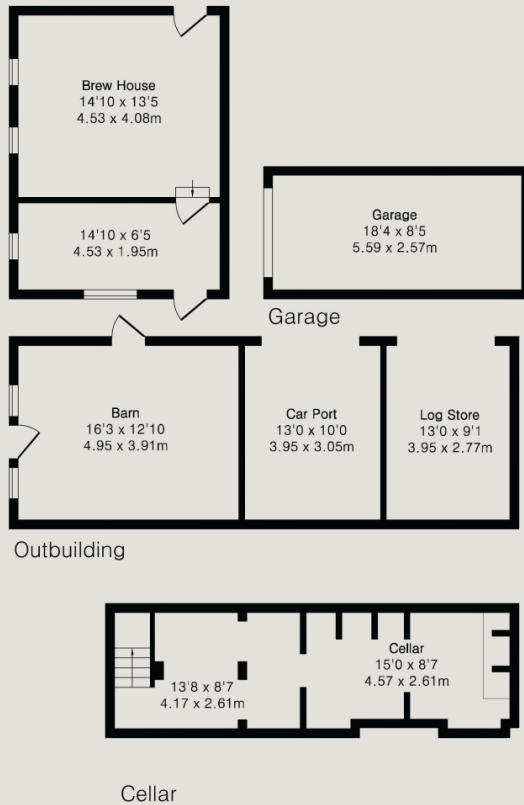






**Approximate Gross Internal Area 3983 sq ft - 370 sq m
(Excluding Garage & Outbuilding)**

Cellar Area 244 sq ft – 23 sq m
Ground Floor Area 2044 sq ft – 190 sq m
First Floor Area 1456 sq ft – 135 sq m
Second Floor Area 239 sq ft – 22 sq m
Garage Area 155 sq ft – 14 sq m
Outbuilding Area 625 sq ft – 58 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	38 F	
1-20	G		

Special Notes

- As the sellers' agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floorplans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.



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