



Hollow Hill, Withersfield, CB9 7SH

CHEFFINS

Hollow Hill

Withersfield,
CB9 7SH

- Immaculately Presented Throughout
- Three / Four Bedrooms
- Stunning Garden Room
- Versatile Living Accommodation
- Beautifully Manicured Gardens With Countryside Views
- Generous Plot
- Spacious Driveway
- Commuting Distance To Cambridge

A charming and most attractive detached country cottage, beautifully presented throughout and delightfully set within its own mature private gardens with views over surrounding farmland and countryside. (EPC Rating TBC)

4 2 3

£685,000





LOCATION

The charming and picturesque village of Withersfield with its fine church, village greens and public house is within easy reach of Whittlesford train station (14 miles) and is located a short distance from the thriving market town of Haverhill. The A1307 provides an easy link to Cambridge (16 miles), M11 (10 miles), Saffron Walden (13 Miles), Newmarket (12 miles) and Bury St Edmunds (18 miles)

GROUND FLOOR

LOUNGE AREA 4.47m x 3.31m (14'8" x 10'10") max. Two windows to front, fireplace with wood burner, radiator, stairs, open plan to Dining Area, door to Storage cupboard.

DINING AREA 4.47m x 3.29m (14'8" x 10'9") Window to rear, radiator, open plan to Sitting Room, door to:

STUDY / BEDROOM 4 3.52m x 2.51m (11'7" x 8'3") Window to rear, radiator, fitted storage cupboards.

SITTING ROOM 5.12m x 4.10m (16'10" x 13'5") Dual aspect windows.

KITCHEN/DINER 6.70m x 3.50m (22' x 11'6") Fitted with a matching range of base and eye level units with worktop space over with twin bowl ceramic sink, plumbing for dishwasher, wine cooler, electric oven range with induction hob with extractor hood over, dual aspect windows, radiator, open plan to Garden Room, door to:

UTILITY ROOM 2.07m x 2.00m (6'10" x 6'7") Fitted with a matching range of base and eye level units with worktop space over, plumbing for washing machine, space for fridge/freezer, door to garden, door to:

WC Obscure window, fitted with two piece suite comprising vanity wash hand basin and low-level WC, electric heater.

GARDEN ROOM 4.49m x 3.30m (14'9" x 10'8") A stunning Garden Room providing wonderful views over the rear

garden, vaulted ceiling with Velux windows, bi folding doors opening to the garden.

FIRST FLOOR

BEDROOM 1 4.17m x 3.72m (13'8" x 12'2") Window to rear, radiator, fitted wardrobes.

BEDROOM 2 3.90m x 3.30m (12'10" x 10'10") Dual aspect windows, radiator, fitted wardrobes.

BEDROOM 3 4.22m (13'10") x 3.35m (11)max. Window to front, radiator.

BATHROOM Fitted with three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC, heated towel rail, window to front.

SHOWER ROOM Fitted with three piece suite comprising shower enclosure, vanity wash hand basin, low-level WC and heated towel rail, window to front, access to storage cupboard.

OUTSIDE To the front there is a gravelled drive leading to a courtyard style parking for multiple vehicles and turning area with mature hedging, shrubs, bushes and trees around. There is an electric charge point (Ohme). A wrought iron gate to side and pathway leads to the principal gardens which is a particular feature of the property enjoying wonderful views over the gardens and countryside beyond. The beautiful landscaped gardens are a very special feature indeed and are laid to lawn with a great variety of mature shrubs, well stocked borders and trees around. There is an additional seating area enclosed by a neatly manicured Box hedge. There

is also a vegetable plot, greenhouse. In addition there is a detached timber summerhouse and to the rear of the cottage there is a generous meadow with mature trees and shrubs around and a secluded pond in one corner of the gardens. In all the grounds which include the delightful gardens and adjacent meadow extend to approx 0.87 of an acre.

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

We have been advise the property is located within a Conservation Area.

VIEWINGS

By appointment through the Agents.

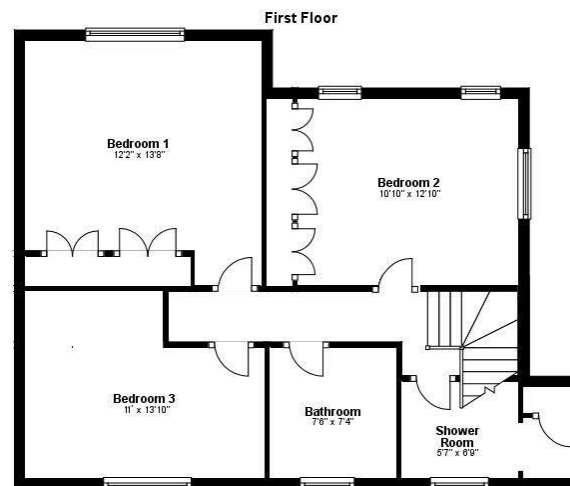
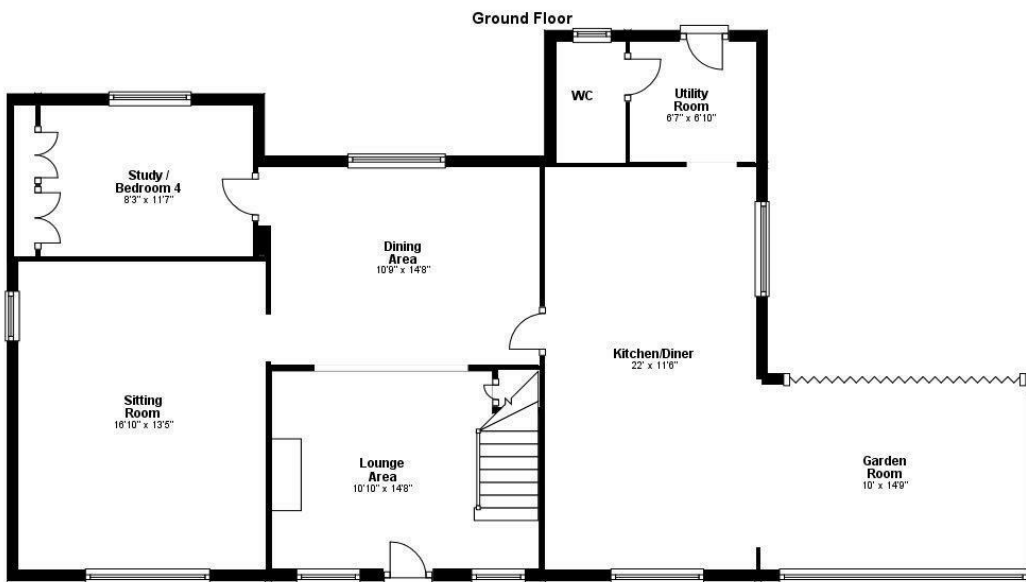
SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) B		
(59-80) C		
(51-58) D		
(39-50) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£685,000

Tenure - Freehold

Council Tax Band - D

Local Authority - West Suffolk

[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.

