



Hythe Lane, Burwell, CB25 0EH

**CHEFFINS**



## Hythe Lane

Burwell,  
CB25 0EH

- Period Cottage
- 2 Double Bedrooms
- Extended Ground Floor
- Renovation Opportunity
- Central Village Location
- Comes with a building plot that has full planning permission

A detached period cottage offered with NO CHAIN in a quiet location in the popular village of Burwell. Accommodation comprises of 2 double bedrooms, 2 reception rooms, a large kitchen/diner and offers the opportunity to further extend and renovate. The cottage comes with a building plot that has full planning consent to build a two bedroom detached home adjacent to the cottage.

2 1 2

**Guide Price £349,995**







## LOCATION

BURWELL is a highly sought after village, well situated for access to Newmarket (5 miles) and Cambridge (13 miles) business parks and rail stations offering services to King's Cross and Liverpool Street. The village benefits from a regular bus service and has an excellent range of facilities including a primary school, surgery, petrol station, Post Office, church, sports hall, public houses and a good range of shops. The village enjoys good access to the A14 and A11 both of which interconnect to the M11 motorway to London.

## LIVING ROOM

with entrance door and glazed window to the front, radiator, wood laminate flooring.

## DINING ROOM

with glazed windows to the front aspect, wood laminate flooring, spotlights to ceiling, radiator.

## KITCHEN

with a range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated oven with extractor hood over, space and plumbing for washing machine, space for tumble dryer, space for fridge and freezer, 2 windows to the rear aspect and a window to the side, door to the side, radiator, ceramic tiled flooring.

## INNER HALLWAY

through the middle of property with wood laminate flooring and leads to the stairs to the first floor.

## FIRST FLOOR

### LANDING

with radiator, airing cupboard housing the wall mounted gas boiler, window to the rear aspect.

### BEDROOM 1

with a radiator, spotlights to ceiling, glazed window to the front.

### BEDROOM 2

with a radiator, spotlights to ceiling, glazed window to the front, access to the loft.

## BATHROOM

with a side panel bath with electric shower over, low level WC, pedestal mounted wash hand basin, heated towel rail, glazed window to the rear aspect.

## OUTSIDE

The garden is fully enclosed and mainly laid to lawn with flower and shrub borders.

Please note that the left-hand part of the garden has planning permission (reference 24/00104/FUL) for a detached 2-bedroom house. There is also combined planning permission (reference 23/01037/TDC) for the construction of 2 detached houses, with demolition of existing house and garage.

## SALES AGENTS NOTES

Tenure - Freehold  
Council Tax Band - C

Property Type - Detached House  
Property Construction - Clunch stone  
Number & Types of Room - Please refer to the floorplan  
Square Footage - 1022.57

### Utilities / Services

Electric Supply - Mains  
Gas Supply - Mains  
Water Supply - Mains  
Sewerage - Mains  
Heating sources - Gas central heating  
Broadband Connected - Yes  
Broadband Type - Standard Available (Up to 24 Mbps download speed), Superfast Available (60-80 Mbps download speed)  
Mobile Signal/Coverage - EE & O2 Likely.

Please note in the summer of 2022 the property suffered an incident of subsidence which was investigated by Aviva and the trees were removed, drains and cracks repaired in 2024 and has been certified by the insurers.

Rights of Way, Easements, Covenants, Restrictions - We are not aware this property contains any specific restrictive covenants - please refer to the land registry title for more information.

Conservation Area - Yes Burwell

Planning Permission - Planning permission has been granted for one additional dwelling to replace the current property (24/00102/FUL) and to subdivide the current title with planning permission granted to the left hand side for a further additional dwelling (24/00104/FUL). There is also combined planning permission (reference 23/01037/TDC) for the construction of 2 detached houses, with demolition of the existing house and garage.

Building Safety - The vendor has made us aware that, to the best of their knowledge, there is no asbestos or unsafe cladding present at the property and that the property is not at risk of collapse.

Accessibility / Adaptations - The vendor has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

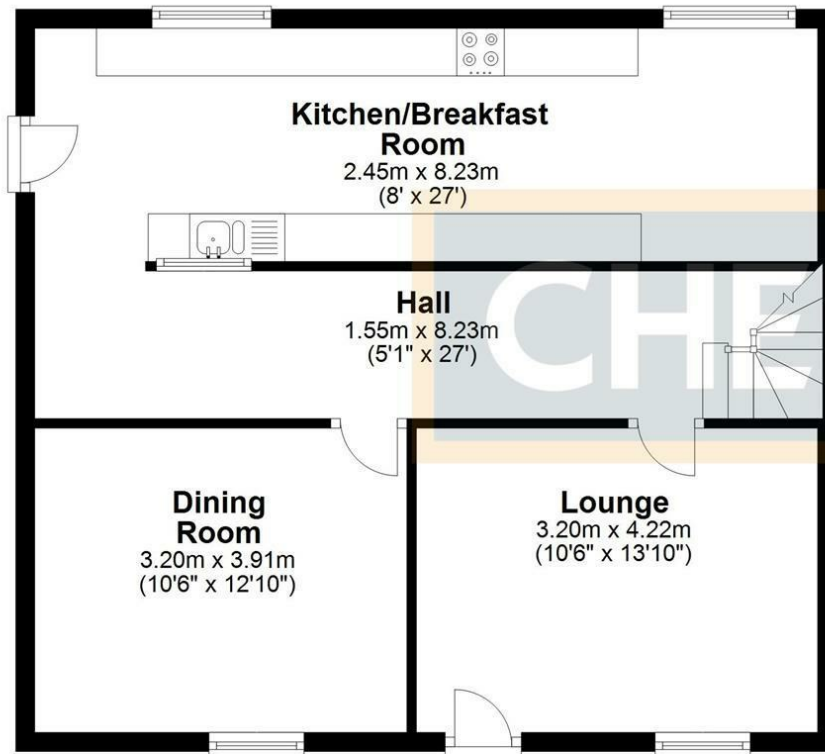
Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.





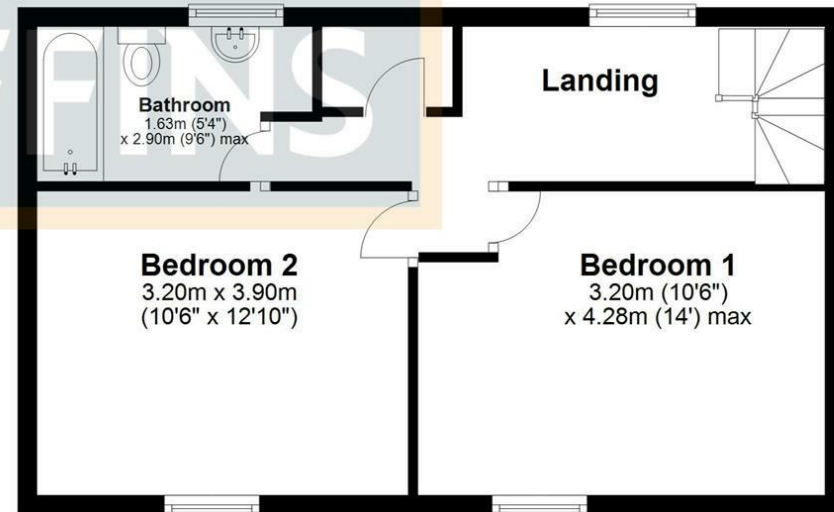
## Ground Floor

Approx. 60.8 sq. metres (654.9 sq. feet)




## First Floor

Approx. 40.8 sq. metres (438.9 sq. feet)



Total area: approx. 101.6 sq. metres (1093.7 sq. feet)

## Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            | <b>87</b>   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            | <b>65</b>                  |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

Guide Price £349,995  
Tenure - Freehold  
Council Tax Band - C  
Local Authority - East Cambridgeshire



## HYTHE LANE

Parking space to be provided with 1:100 fall from back edge of pavement to slot drain channel to collect rainwater for disposal via soakaway in rear garden 5.0m from any building

2no. parking spaces  
at 5m x 2.5m

ADJACENT PLOT UNDER SEPARATE  
RESUBMISSION APPLICATION

house

Garden  
58m<sup>2</sup>

Shed

= SITE SECTION LINE SEE SEPARATE A3  
 DRWG 554/04

house **PROPOSED GROUND FLOOR PLAN**

PROPOSED ROOF PLAN

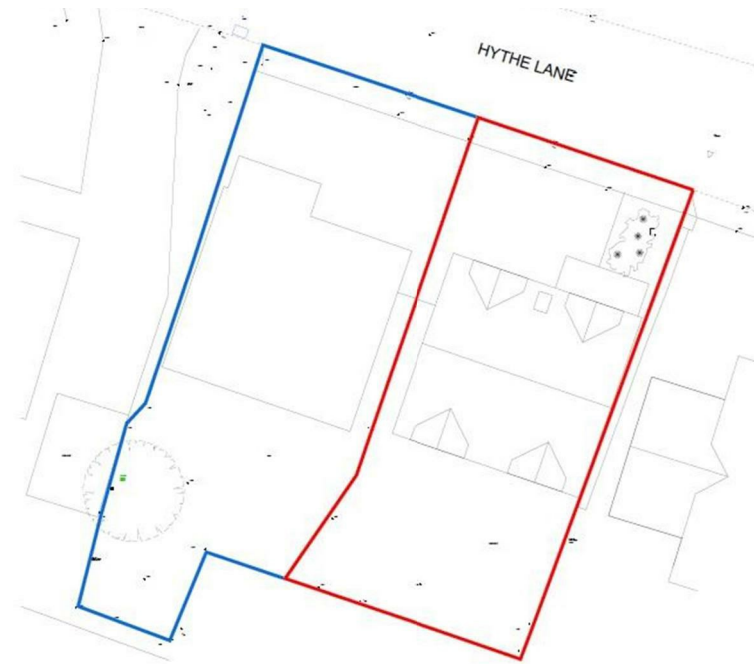
0m 1m 2m 3m 4m 5m  
Scale 1:100

PROPOSED FIRST  
FLOOR PLAN

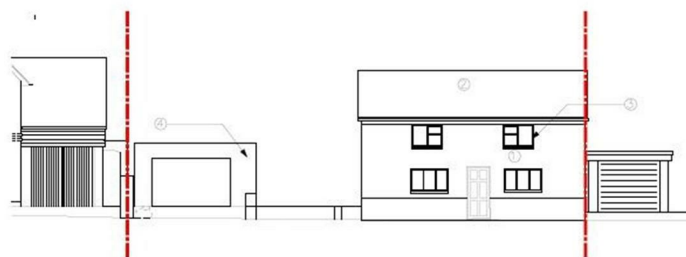
0m 1m 2m 3m 4m 5m  
Scale 1:100



EXISTING SITE PLAN



PROPOSED SITE PLAN



EXISTING STREET ELEVATION

**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://cheffins.co.uk)

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.

