



LOTFIELD STREET
Orwell

Carter Jonas

LOTFIELD STREET, ORWELL, CAMBS, SG8 5QT

- Cambridge City Centre - approx. 8 miles
- Royston - approx. 7 miles
- Meldreth Railway Station - approx. 4 miles
- M11 (Junction 12) - approx. 6 miles

Superb open-plan kitchen/breakfast/diner/family room • 3 Further reception rooms • Utility room with pantry • Separate lobby & cloakroom/WC • 4 Double bedrooms • 3 Bathrooms (2 en-suite) • Underfloor heating throughout • Air source heat pump • Superfast broadband • In-and-out driveway providing ample gravelled parking • Secluded landscaped gardens • EPC rating C

DESCRIPTION

Briar Cottage is the ideal family village home, full of character and light with well-balanced and flexible accommodation laid out over two floors. Built by the current owners in 2005 and extended in 2011, the property offers superb living and entertaining space throughout with the added bonus of an exceptional open plan kitchen/diner/sitting room with oak double aspect tri-fold and bi-fold doors opening to the garden, bringing the outside into the house. The kitchen is very well fitted with a Rangemaster electric cooking range with induction hob, built in combi oven, warming drawer and dishwasher, granite work surfaces and central island. There is also a utility room with a butlers sink and space and plumbing for washing machine, tumble dryer, additional dishwasher and upright fridge and freezer. Leading from the utility room is a spacious walk-in pantry. Three further reception rooms, one with an open fire with antique surround, add to the flexible ground floor living space along with a separate cloakroom and useful entrance lobby. A bespoke oak staircase leads to the first floor, and accessed from a lovely galleried landing through hand made oak doors, are four double bedrooms and three bathrooms, two being en-suite.

SUPERBLY EXTENDED AND VERY WELL-PRESENTED FOUR BEDROOM HOME WITH VERSATILE ACCOMMODATION OF OVER 2300 SQFT AND DELIGHTFULLY SECLUDED GARDENS SITUATED ON A QUIET ROAD IN THIS HUGELY-POPULAR, TRANQUIL BUT VIBRANT VILLAGE.



The layout has been thoughtfully designed throughout making the best use of space and light with pleasant character features and attention to detail including Philips Hue controlled lighting inside and out.

OUTSIDE

The property is approached via a gravelled in-and-out driveway providing parking for a number of cars. A side gate leads round to the delightfully secluded lawned, predominantly south-facing rear gardens. There is a paved terrace, ideal for al-fresco dining and relaxation and a green house/summer house in the corner of the lawn, perfect for enjoying the evening sun. The gardens are beautifully landscaped with established flower and shrub borders, mature hedges and trees with an ornamental pond and tucked-away kitchen garden with large potting shed and wood store. A spacious chalet type shed would convert to a home office or be the perfect place to put a bespoke home-office/studio (stp). The heating controls and boiler are located in a workshop to the side of the property.

LOCATION

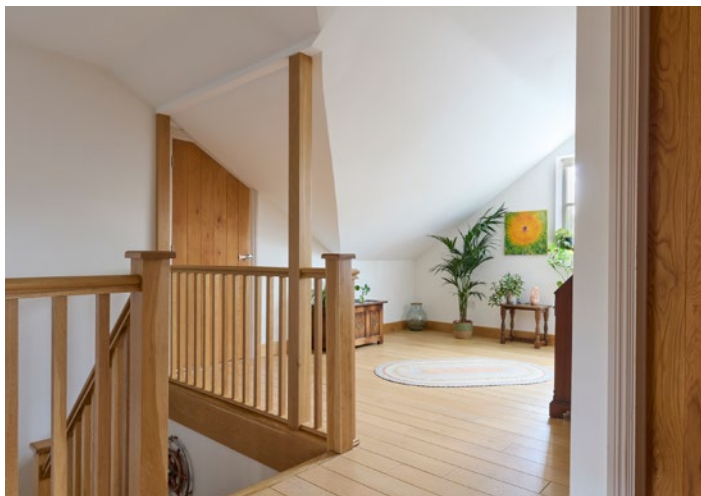
Orwell is a pretty and thriving rural village situated in a lovely, countryside location between the university city of Cambridge and the market town of Royston. There are excellent amenities in the village including a convenience store/post office, a public house and a hairdressers along with a primary school, all within walking distance of the property. Further facilities can be found in the neighbouring villages of Barrington and Meldreth. Secondary schooling is available at Bassingbourn and Comberton Village Colleges, with a daily bus service to both. There is also a regular bus service to Cambridge. For those needing to commute by road or rail, there is a mainline rail service available from Royston (London Kings Cross 37 mins) and Meldreth (Cambridge 15 mins) along with easy access to the M11 and A1. There are also wonderful, woodland walks in the area up and across the rolling hills and over to the Wimpole Estate.

ADDITIONAL INFORMATION

Tenure: Freehold

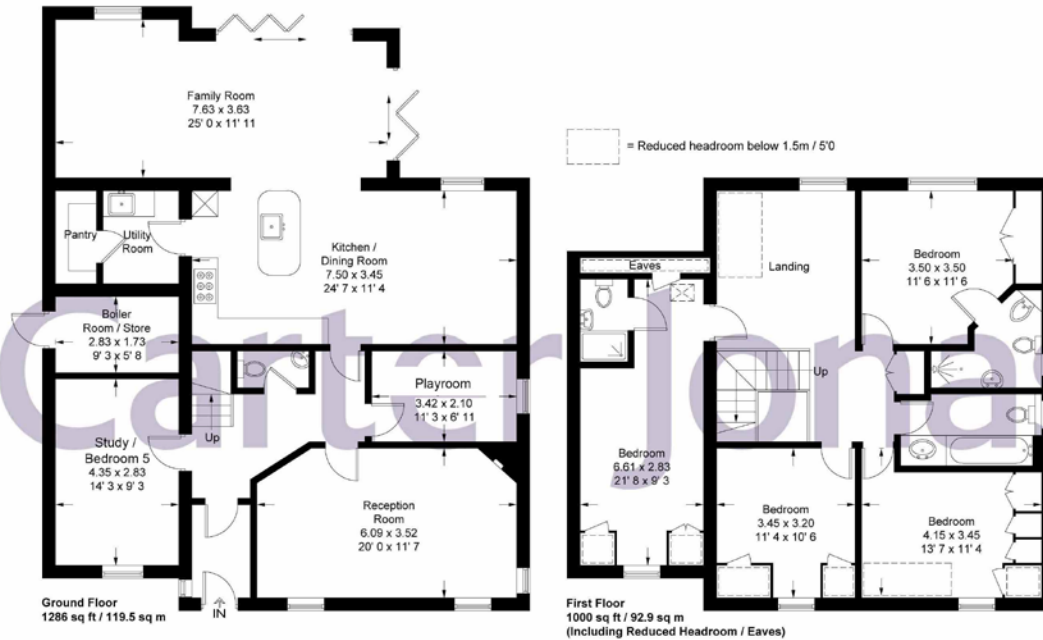
Services: Mains water, electricity and drainage. Air source heat pump.

Local Authority: South Cambridgeshire District Council



Lotfield Street

Approximate Gross Internal Area = 2214 sq ft / 205.7 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 72 sq ft / 6.7 sq m
Boiler Room / Store = 55 sq ft / 5.1 sq m
Total = 2341 sq ft / 217.5 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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