



Pottrill  
Holland

Property Agents

# Church Green Cottage

Church Green, Hinxton, Saffron Walden

Guide Price **£1,250,000**









## Church Green Cottage

Church Green, Hinxton, Saffron Walden

Located in the heart of the picturesque South Cambridgeshire village of Hinxton, **Church Green Cottage** is a stunning four-bedroom thatched cottage with a pargetted external render that dates back to the 17th century. This grade II listed property exudes charm and character. Situated on a plot of approximately one-third of an acre, the cottage offers ample space for family living. The property boasts a detached double garage with an annexe, providing additional space for guests or a home office. The Red Lion public house and St Mary and St John Church are just a short distance away, making it an ideal location for those looking for a tranquil yet convenient lifestyle.

As you step inside the entrance hall through the front door, you'll notice doors that lead to the living room, family room, cloakroom, and stairs that ascend to the first floor. The living room boasts an impressive inglenook fireplace with niches that have shaped heads, wooden flooring, three windows, and a doorway that leads to the formal dining room. In the dining room, you'll be captivated by the exquisite beams on display, solid wood herringbone floor, two windows, and a gas 'log burner'.

The family room is truly stunning, with a gorgeous open stud work divide that connects it seamlessly to the kitchen. The kitchen itself boasts a white shaker-style base and eye-level units, an AGA (R7 160 Electric with Gas Hob), space for an American-style fridge freezer and dishwasher, an inset butler sink, and wooden work surfaces that extend to a spacious breakfast bar complete with storage underneath.

Beyond the kitchen lies the utility room, equipped with a complementary set of shaker-style base and eye-level units. It offers ample room for a washing machine and tumble dryer.









Upon entering the first floor, you are granted access to three out of the four bedrooms, a family bathroom, a shower room, and an airing cupboard. The master bedroom boasts two walk-in wardrobes, while bedroom two is equipped with built-in wardrobes. Bedroom three has an additional door leading to bedroom four, which also has a walk-in wardrobe. Recently updated, the family bathroom exudes luxury with its freestanding bath, chrome central tap and shower attachment, wash hand basin, WC, ceramic wood effect floor tiles, and underfloor heating.

The back garden features a large lawn, a distinct patio, and a decked area, which is ideal for outdoor gatherings. A shingle parking area is situated behind a five-bar gate.

The property features a detached double garage with electric up-and-over doors, power, lighting, and an internal door leading to the annexe. Inside the annexe, the ground floor boasts a stunning kitchen with white high-gloss units and stairs that lead to the first floor. Upstairs, you'll find a shower room with a skylight and a living space with ample eaves storage. Additionally, the old Fire Engine House, which dates back to the 1830s, is also situated on the property and is currently utilized for additional storage purposes.

**Agents Note:**

South Cambridgeshire District Council

House: Band G – £3,430.43 PA | Annexe: Band A – £1,372.17 PA

**Location:**

Hinxton is located 9 miles south of Cambridge and 5 miles north of Saffron Walden. The village is both 2 miles from Whittlesford Parkway and Great Chesterford railway stations, which have connections to London Liverpool Street and Cambridge. The nearest primary schools are in the neighbouring villages of Duxford & Great Chesterford.





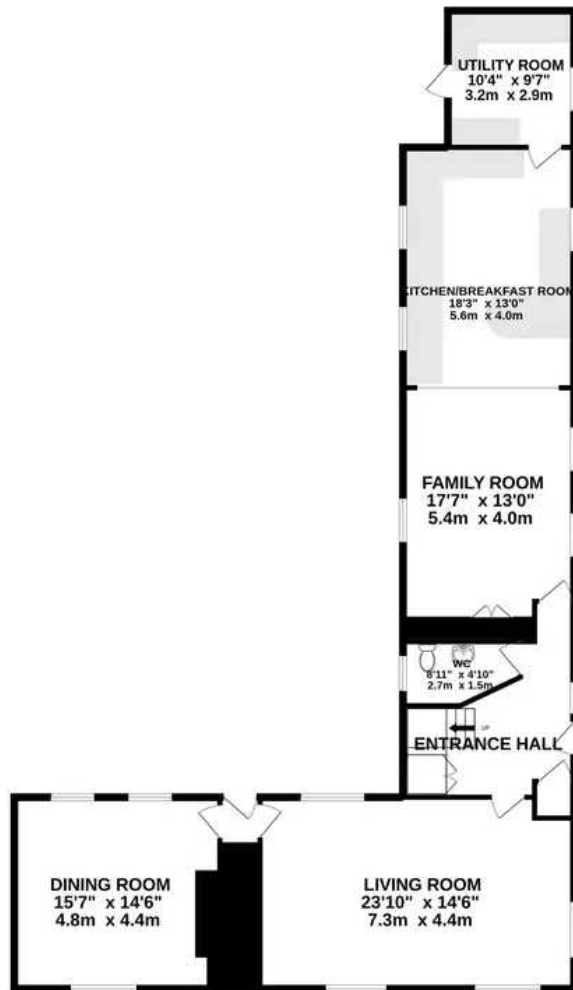




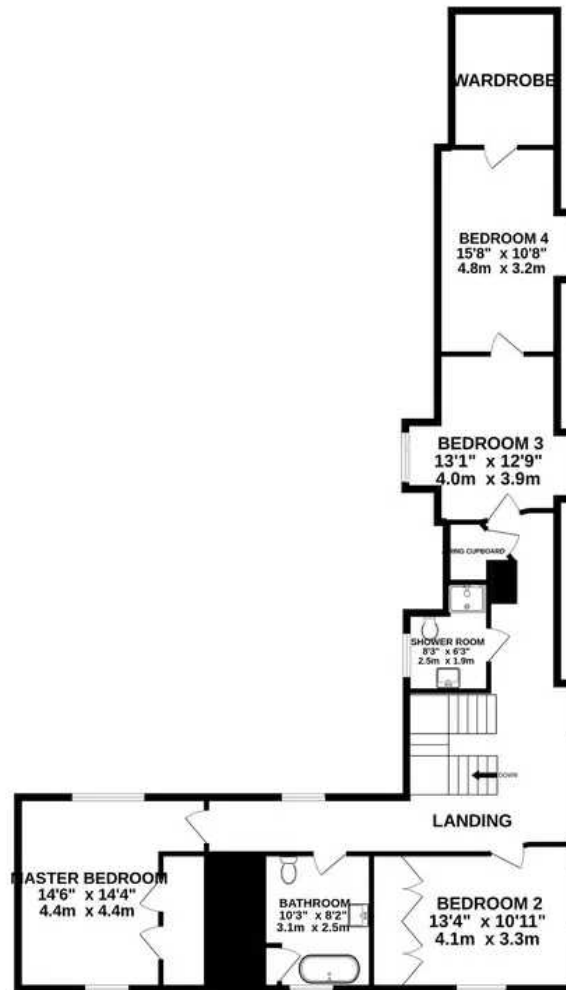




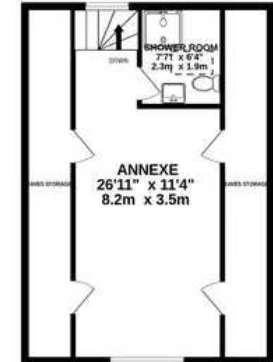
GROUND FLOOR  
1296 sq.ft. (120.4 sq.m.) approx.



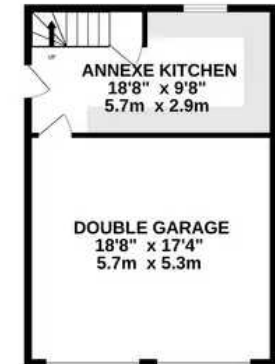
1ST FLOOR  
1168 sq.ft. (108.5 sq.m.) approx.



ANNEXE 1ST FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



GARAGE/ANNEXE GF  
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 2948sq.ft. (273.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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