



EH
EXQUISITE
HOME

DESIGN WITH CHARACTER

The village of Boxworth sits approximately eight miles to the northwest of the world-renowned city of Cambridge, famous for its world-class university and as a centre of research and innovation. The city boasts a lively arts and culture scene, with multiple museums and theatres, and by hosting regular music, craft and storytelling festivals throughout the year. The city enjoys a thriving High Street, with plenty of national chain and boutique shops, restaurants and cafes, and the city's excellent road and rail links connect the region to London, with fast services from Cambridge Station taking as little as one hour to London's Kings Cross Station. Cambridge and the surrounding villages are highly sought after for their excellent private and state schooling provision, with Cambridge's Perse Foundation schools regularly ranking within the top ten for independent schools in the country. The catchment schools for the property are both highly regarded, with the secondary school judged by Ofsted to be "outstanding" before its recent conversion to academy status.





Once two farm labourer's cottages, the property has since been knocked through to create one cohesive space, a home which the current owner called, 'the full package: the whole house is full of character and history.' The front door opens into the cottage kitchen; 'I fell in love with the house as soon as I walked through that door,' said the current owner. 'I loved that you could see right through to the rear garden; it was like walking into a chocolate box!' The oil-fired AGA is the central focus of the kitchen, which rests in the alcove for what would have originally been the property's main fireplace. An alcove to the side of the chimney breast is the perfect place for free-standing appliances, such as a full-height fridge/freezer, and a large bank of kitchen units runs along the rear wall, offering plenty of storage and worktop space. The room is dual aspect and, as the rear of the property is south-east facing, this room is bathed in light throughout the day. Perhaps unusual for cottage kitchens of this size, the kitchen has room for a large table in the centre, and the current owner reflected on 'many a family Christmas round the table,' or the beauty of sitting at the table and looking out into the garden when it's been blanketed with snow.

Next to the kitchen is the sitting room, with its fine exposed studwork wall, dual aspect windows (including a double glazed door to the garden), and an open fireplace that creates a wonderful sense of cosy ambience on cold, dark winter days. 'It's an all-season property,' noted the current owner, 'it's lovely and warm in the winter, and it's magical to sit by the fire when the snow is falling outside, but equally it's nice and cool in the summer.' Completing the ground floor is the family bathroom and a useful conservatory. The bathroom has only recently been re-fitted with cheerful blue panelling and a claw-foot roll-top bath, making this an elegant place to relax and unwind after a stressful day. The conservatory enjoys wonderful views of the garden, with double doors that open onto the rear terrace. The conservatory also has a side stable-door that opens onto the driveway, creating an ideal back entrance when coming home with bags of shopping. Two good-sized bedrooms are found on the first floor, one with built-in cupboards and an en-suite shower room that has also just been very recently refurbished. The large landing outside the main bedroom is currently in use as a home study.



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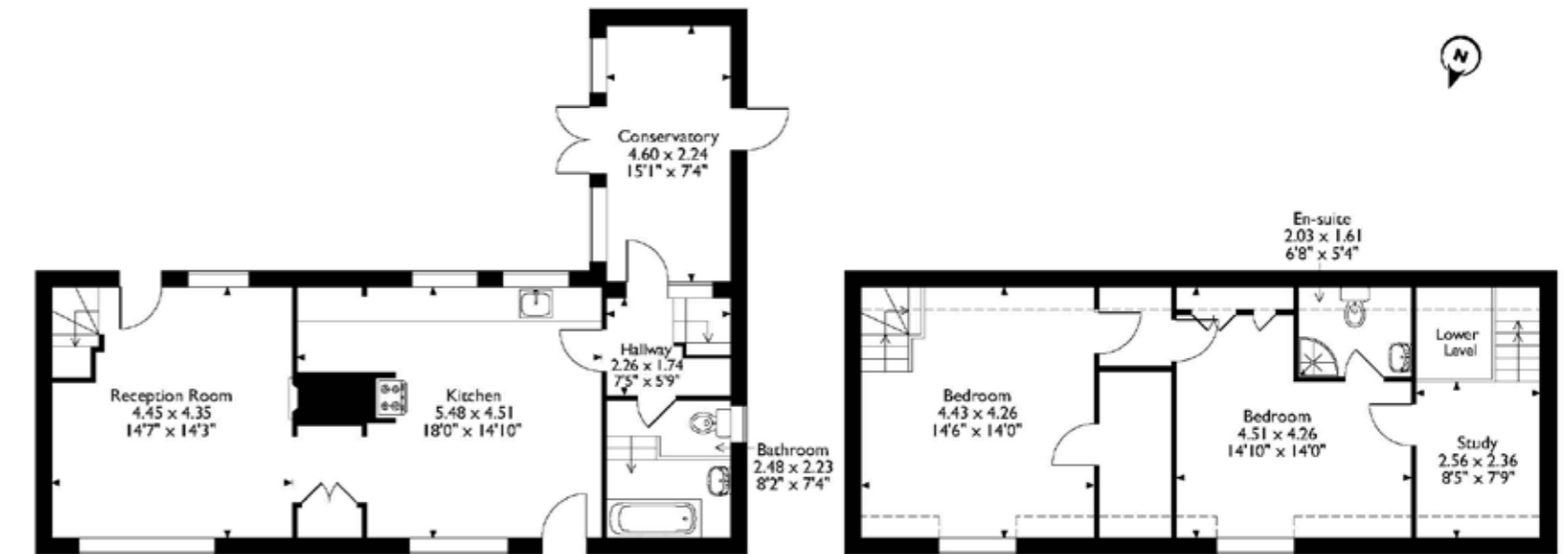
LOCATION

The property enjoys an idyllic cottage garden which is bordered by mature trees and shrubs, creating a wonderfully private oasis that is fully enclosed and therefore safe for children and pets. To the immediate rear of the property is a large terrace that provides an ideal seating area and is doused in sunshine through much of the day. Further down, a second terrace comes into view, and the current owner uses this terrace for dining, and they shared how wonderful it is to sit there enjoying a BBQ under the shade of the centuries-old cooking-apple tree. Also located within the garden is a second apple tree for eating apples, a walnut tree, and a damson tree, amongst plenty of other hedges, shrubs and vines. Seating to the rear of the garden provides the perfect place to sit and listen to the vivid birdsong, as well as to look back and admire the charming beauty of this picture-perfect cottage.

Boxworth is a small, largely residential village surrounded by open countryside, yet its location just a mile from the A14 makes the village an easy commute to the larger towns and cities in the region, such as Huntingdon and Cambridge. The property is an easy stroll to the local, highly-regarded gastropub, and the current owner noted that the pub is highly regarded with a restaurant and rooms, which proved useful on many occasions when extended friends and family came to stay, as they could stay in the comfort of a hotel room right across from the property rather than everyone crowding into the property itself. The current owner noted that the village has retained much of its character during their extended time living in Boxworth, as new construction is rarely allowed. 'It's such a beautiful place to live, with plenty of public footpaths and bridleways as well. You can walk for miles around here and rarely even come across anyone.'



Approximate Gross Internal Area 113 Sq M/1216 Sq Ft



Ground Floor
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First Floor



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