



133 sqm / 1441 sqft

Garage and driveway
parking

485 sqm / 0.12 acre

1980's - freehold

Detached

EPC - C / 69

3 beds, 3 recep, 2.5 bath

Council tax band - E

Rose Cottage

A stylish and deceptively, spacious family home providing 1441 square feet of well-planned accommodation. The property is presented in lovely condition throughout and well positioned in this picturesque village.



Guide Price
£485,000



Rose Cottage is a modern home, located in an elevated position towards the end of the village.

The property has been recently improved in recent years by its current owners and offers spacious and versatile accommodation, creating a lovely family home. The property has the potential to be enlarged further by extending to the side, subject to the necessary planning permission.

The property is setback from the road behind the front garden, mature low-level hedging with a driveway providing access to the garage, gated rear access and ample off-road parking.

The property opens into a lovely size entrance hall with stairs leading to the first floor accommodation. The sitting room extends the full length of the property with double glazed windows to the front aspect and French doors to the rear garden. There is a central fireplace with woodburning stove, marble with timber surround making it a lovely cosy room in these autumn and winter nights.

The kitchen/ dining room has been fitted with an elegant range of wall and base level units and drawers comprising a solid quartz worktop, extending into a fitted breakfast bar area. Integrated Siemens appliances include induction hob with extractor hood over electric and microwave oven and dishwasher. There is space for an American style fridge freezer. The kitchen further benefits from wood effect flooring and doors leading out onto the rear terrace. Completing the ground floor accommodation is a study or ground floor bedroom and a cloakroom/utility room which has plumbing for a washing machine and is fitted with a WC and wash handbasin.

The first-floor landing leads to 3 bedrooms which two are comfortable double in size. The master bedroom has extensive fitted wardrobes with mirror fronted doors and an ensuite shower room. The family bathroom is fitted with a stylish modern suite comprising panelled bath with wall mounted shower above, vanity style unit with inset wash handbasin and w.c.

Outside, there is a delightful, enclosed garden which enjoys a high level of privacy and it's mainly laid to lawn with a range of mature shrubs, bushes trees, and well stocked borders. At the bottom of the garden is a garden pond with water feature and there is a large paved patio area and paved terrace immediately adjacent to the property ideal for outdoor entertaining. To the side of the property is a further garden area with a garden storage shed, paved area and bin storage.

The garage has light and power connected and leads to a useful rear storage area which houses the oil boiler and hot water cylinder.

Weston Colville is a pretty, semi-rural village, located within beautiful rolling countryside, yet is only 15 miles south east of Cambridge or 8 miles from Newmarket.

The village has a church, cricket ground and village hall, with a wider range of services available in Linton, which is about 6 miles away. Primary schooling is available in Balsham with a School pickup bus providing services from the village. Linton Village College, which is Ofsted rated 'Outstanding', offers secondary education and also has sporting and leisure facilities which are available to the public, outside of school hours.

For the commuter access to the A11 is about 5 miles away and from here there are easy links to the M11 and the wider road network.



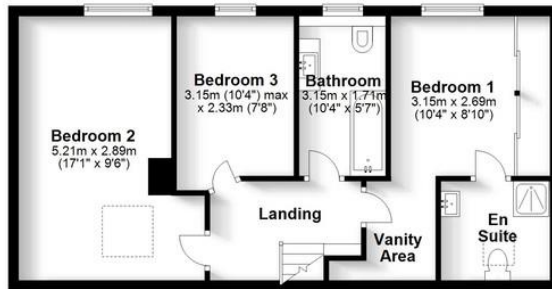
Ground Floor

Approx. 78.7 sq. metres (847.6 sq. feet)



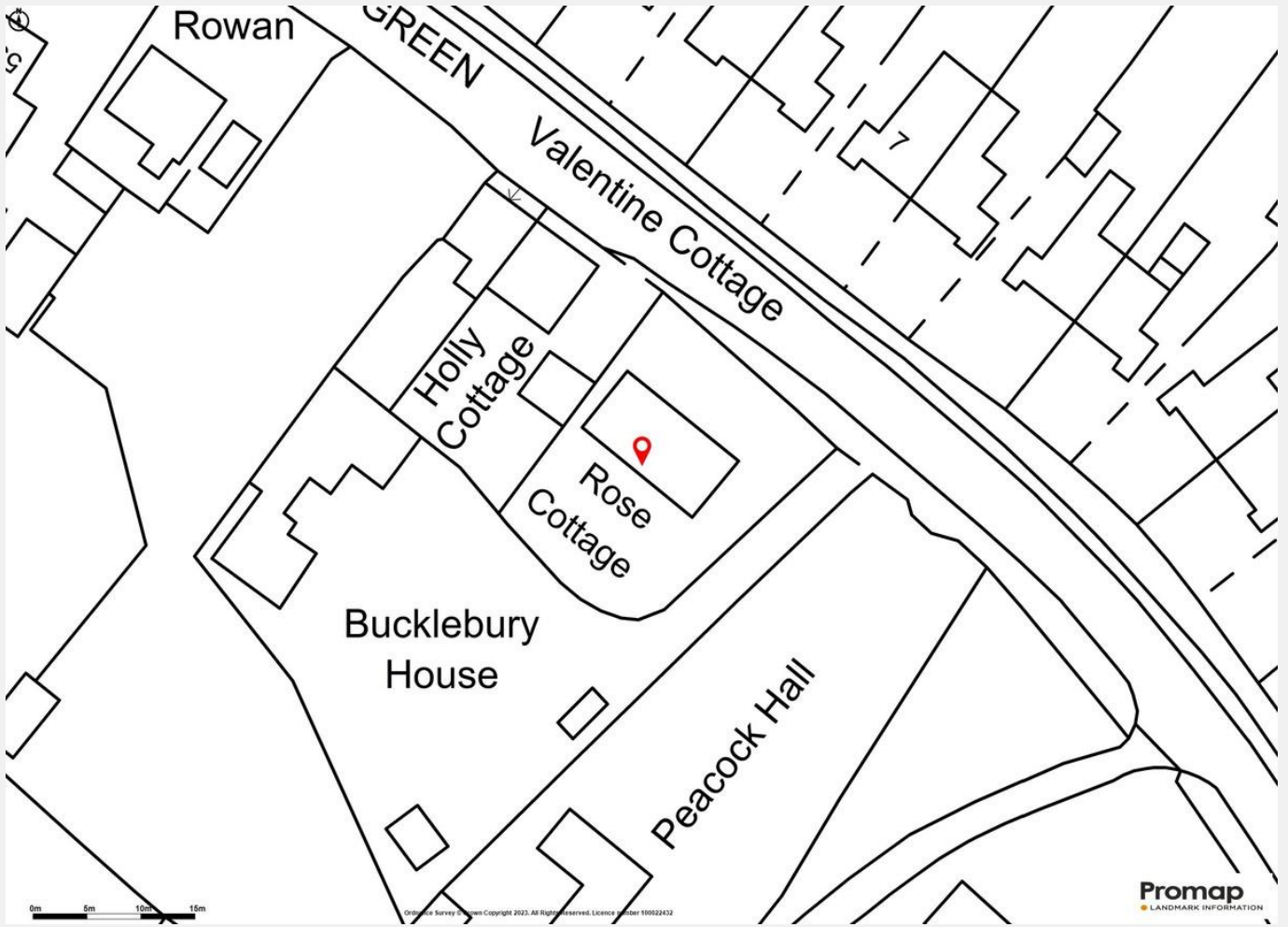
First Floor

Approx. 55.2 sq. metres (593.7 sq. feet)



Total area: approx. 133.9 sq. metres (1441.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



0m 5m 10m 15m

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Promap
LANDMARK INFORMATION

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