



105 sqm/ 1133 sqft

Off road parking

180 sqm / 0.04 acre

Victorian

Semi detached

EPC - E / 50

3 bed, 2 recep, 2.5 bath

Council tax band - D

High Street

A handsome, former schoolhouse set in the shadow of the parish church, within the heart of this pretty, semi-rural village.

The property has recently undergone a full programme of renovation, including the re-fitting of kitchen, bathroom and en-suite, and has a cottage garden and off road parking.



Guide Price
£500,000



The Old School House has many fine character features including a stunning fireplace in the sitting room and beautiful arched windows in the sitting room and kitchen. The property has recently undergone a comprehensive programme of renovation and now benefits from a high quality kitchen, bathroom and en-suite, all fitted by Cambridge Kitchens & Bathrooms. The property has also been decorated throughout, with luxurious wall paper hung in the sitting room and study, enhancing the lovely character features the property enjoys.

Approached over a neat frontage, there is a parking space set safely behind a picket fence and a gate leading to a pretty cottage garden planted with mature shrubs, including amongst others, a buddleia, an apple tree and a pretty yellow rose. A path leads to the front door, and there is a small entrance hall with the staircase rising to the first floor.

The sitting room is generously proportioned with arched windows overlooking the front garden. There are picture rails, exposed floorboards and a lovely fireplace with a wooden surround and ornate over-mantle, inset with a stove. The owners have also hung beautiful wallpaper which complements the character of the room. From here double doors lead to the study/family room, which again has contemporaneous wall paper, a pretty, tiled floor with underfloor heating and doors leading out to the rear terrace.

The kitchen/dining room is dual aspect, running front to back and is fitted to a very high standard. The dining area

overlooks the garden and has plenty of room for a dining table and chairs, and there is a log burner and a beautiful tiled floor. The kitchen is fitted with a range of floor and wall mounted cabinets; there is a butler sink, a large range cooker and an integrated dishwasher, washer/drier and fridge freezer. To the rear there is a small lobby with a cloakroom off, and a door out to the rear terrace.

On the first floor, the landing has a window over the staircase providing light over the stairwell, and there are lovely views over adjacent gardens.

The property has three bedrooms, with the main bedroom having a pretty fireplace and a recently re-fitted en-suite fitted with a shower, w.c. and hand-basin. The second bedroom is slightly smaller but would still comfortably take a double bed and this has views over the green to the front. The third bedroom is a generous, dual aspect single room, which is accessed over the main bedroom. On the first floor there is also a family bathroom which is beautifully fitted with a jet bath with shower over, w.c. and hand-basin.

Outside, the principal garden is to the front of the property, however because it has been thoughtfully planted and is set back from the road, it still offers a good degree of privacy. A smaller private terrace extends across the rear of the house. The property also has a short garage to the front, which is suitable for storing garden furniture and alike.

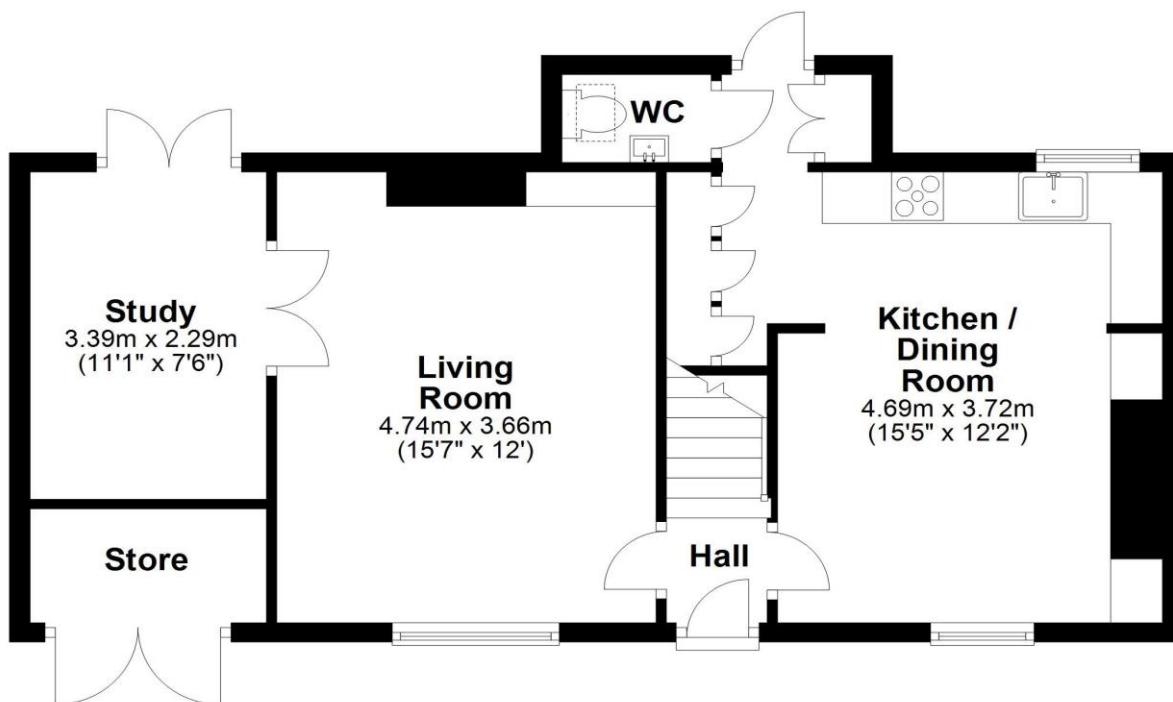


Ground Floor:
52 sqm / 565 sqft

First Floor:
52 sqm / 568 sqft

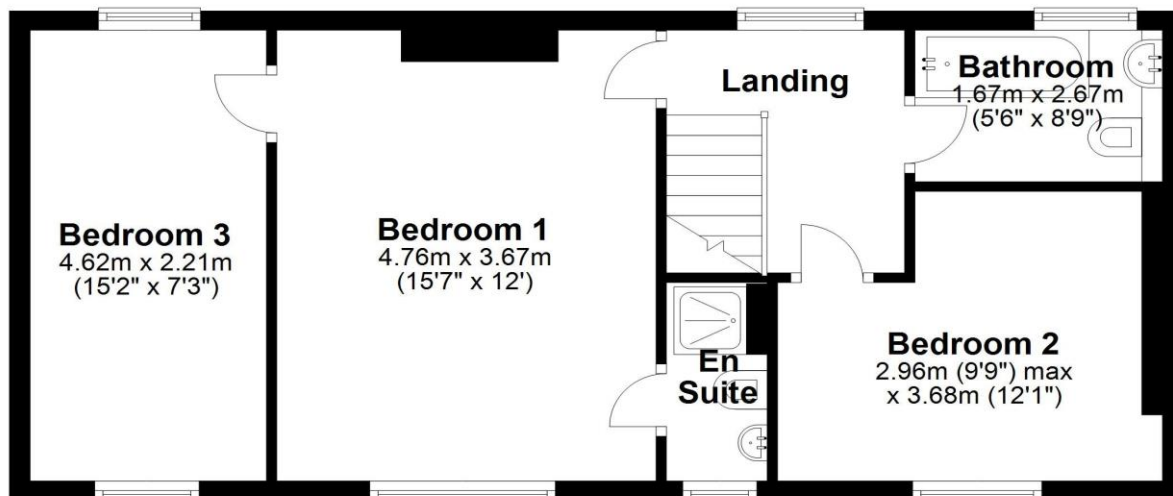
Ground Floor

Approx. 54.3 sq. metres (584.2 sq. feet)



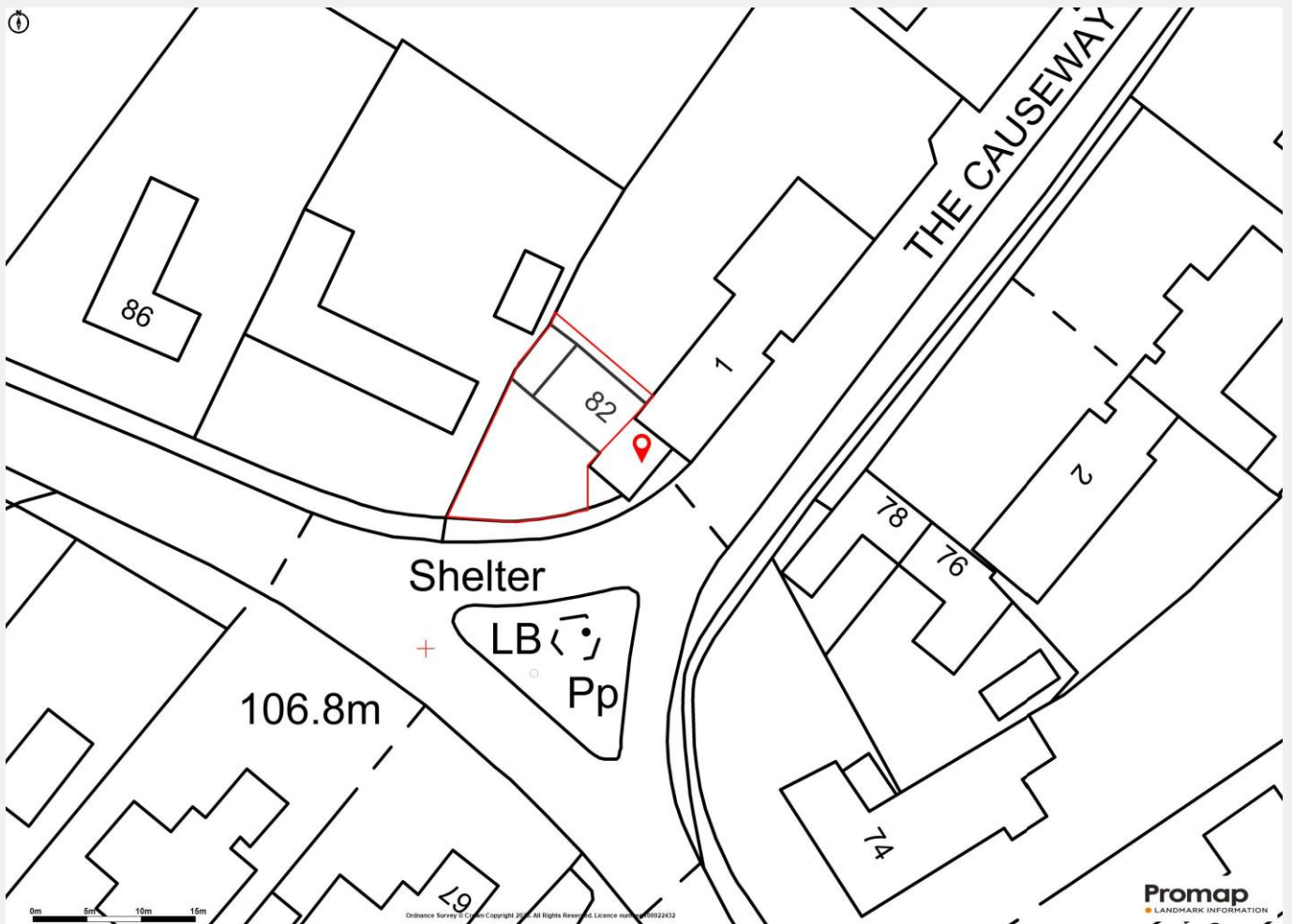
First Floor

Approx. 51.4 sq. metres (553.6 sq. feet)



Total area: approx. 105.7 sq. metres (1137.8 sq. feet)

Total area:
Approx. 105 sqm / 1133 sqft



West Wrattling is a well-regarded village, apparently the second highest in Cambridgeshire and is conveniently located for access to the centres of Cambridge, Saffron Walden and Newmarket all of which are about 11 miles equidistant.

It is within the catchment of Balsham Primary School which feeds Linton Village College with a school bus stop nearby on the High Street.

Within the village there is Church, pub and sports field. There are excellent day-to-day facilities including a small supermarket, healthcare, hairdressing, pubs and cafes in Linton, which is about 5 miles south west.

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