



Hollyhock Cottage
Dullingham

**DAVID
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Hollyhock Cottage, 56 Brinkley Road, Dullingham, CB8 9UW

Dullingham is a particularly sought after village which lies approximately 4 miles south of the historic racing town of Newmarket. The village has two public houses, a village church, school and a railway station within half a mile of the property providing links to Cambridge and London. Further amenities such as shops, restaurants and schools can be found in the nearby Newmarket with Cambridge 12 miles. The village is served by high-speed broadband and has main road access to A14 4 miles and the M11 16 miles.

Hollyhock Cottage is an idyllically positioned and beautifully presented four-bedroom house boasting a sizeable plot with over 2,000 sq.ft of accommodation set within the vastly popular Cambridgeshire village of Dullingham. The property boasts an abundance of character whilst offering sizeable rooms throughout, comprising an entrance porch, two reception rooms, kitchen/breakfast room, utility room, four double sized bedrooms and three bathrooms. Externally offering gated driveway parking, beautiful gardens and stunning countryside views.

An abundantly charming four-bedroom house in Dullingham boasting a large plot and measuring over 2,000 sq.ft of accommodation.

Ground Floor

ENTRANCE PORCH Windows to front and rear aspect.

DINING ROOM / SITTING ROOM With an original brick floor, woodburning stove, window to side aspect and doors leading to the:

SNUG Presented in two sections and partially conservatory, windows to side aspect and two sets of French doors leading to the rear garden terrace.

INNER HALL Fitted storage and solid oak flooring.

KITCHEN / BREAKFAST ROOM A large space with a stylishly fitted kitchen, fitted units and drawers and granite worktops over with an inset double sink. Integrated appliances include a double oven, hob, dishwasher and a Rayburn cooker. Tiled floor, a breakfast bar and island with a window to side aspect.

UTILITY ROOM Fitted units and drawers with granite worktops over. Integrated washing machine and dryer, window to rear aspect and a door leading to the rear garden terrace.

SHOWER ROOM Extensively tiled with a double sized shower cubicle, wash hand basin, WC, heated towel rail and window to side aspect.

First Floor

LANDING With exposed original timbers and stairs rising from the ground floor.

MASTER BEDROOM Windows to rear and side aspect with an **ENSUITE** which is extensively tiled with a shower cubicle, wash hand basin, WC, heated towel rail and window to side aspect.

BEDROOM 2 Window to side aspect and a **WALK-IN WARDROBE**.

BEDROOM 3 Fitted wardrobe and windows to front and side aspects.

BATHROOM Fitted with a roll-top bath, shower cubicle, wash hand basin, heated towel rail, WC, an airing cupboard and window to side aspect.

Second Floor

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LANDING Fitted storage.

BEDROOM 4 Window to rear aspect.

Outside

The property is idyllically positioned and access via the timber 5-bar gate that opens to the large and gravelled driveway offering parking for several vehicles. The gardens are incredibly charming and peaceful being predominately lawned with a large paved terrace and a wonderful selection of established trees, shrubs and plants throughout. All of which enjoys stunning countryside views to the south-westerly facing aspect.

SERVICES Oil fired central heating. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND E

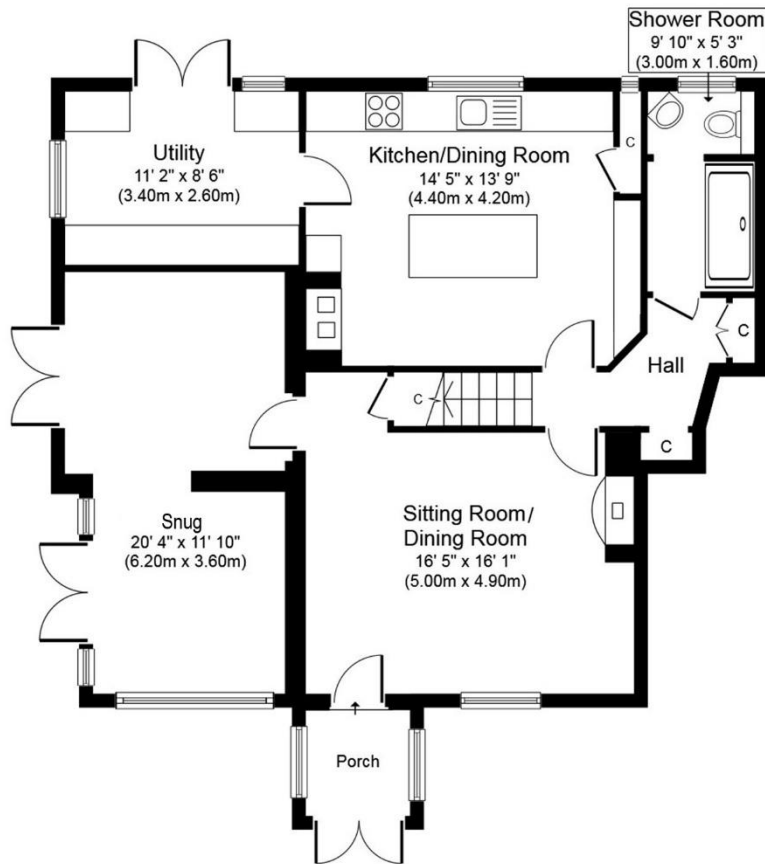
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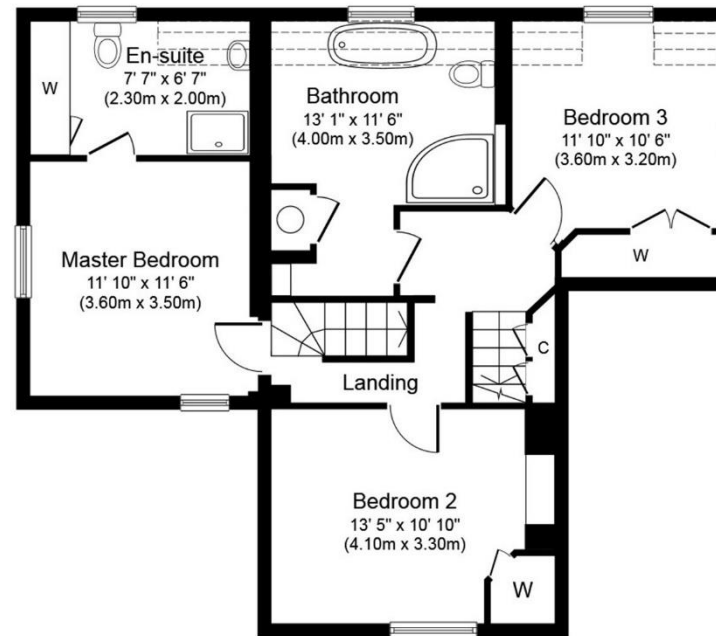
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VIEWING by prior appointment only through David Burr estate agents

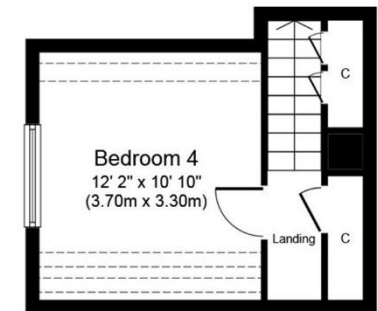




Ground Floor
Approximate Floor Area
1,105 sq. ft.
(102.6 sq. m.)



First Floor
Approximate Floor Area
731 sq. ft.
(67.9 sq. m.)



Second Floor
Approximate Floor Area
200 sq. ft.
(18.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

