



**Grove Cottage Malting Lane, Ellington**  
£425,000

 **Oliver James**  
Property Sales & Lettings





## Grove Cottage Malting Lane

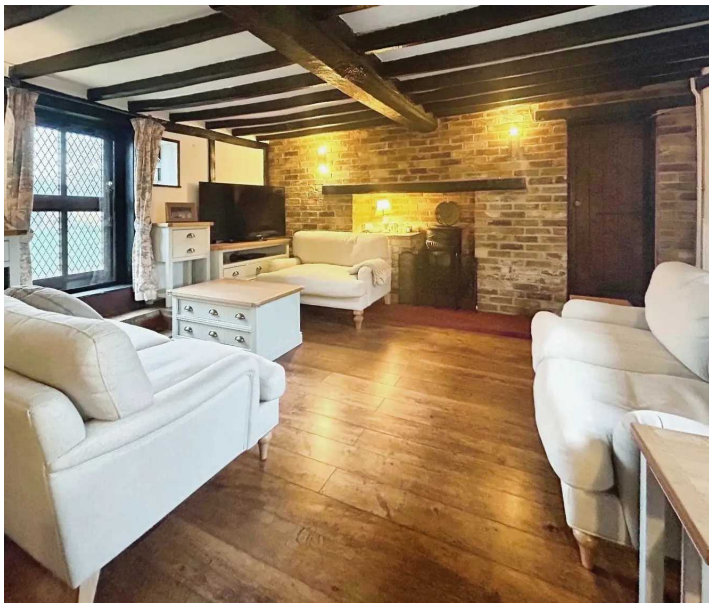
Ellington, Huntingdon

An aesthetically pleasing 1604 sq.ft. / 149 sq.metres. 17th century home sitting on a mature plot of 0.19 acres within this easily accessible and picturesque village.

Council Tax band: E

Tenure: Freehold

- 17th century detached character home with south facing garden.
- Three bedrooms / three reception rooms.
- The Total Gross Internal Floor Area is approximately 1604 sq/ft / 149 sq/metres.
- Quirky yet spacious living accommodation.
- A total plot size of approximately 0.19 acres.
- Grade II Listed.
- An easily accessible village location.
- Driveway parking for numerous vehicles.
- Lovely character features throughout.
- EPC: Exempt.







## INTRODUCTION

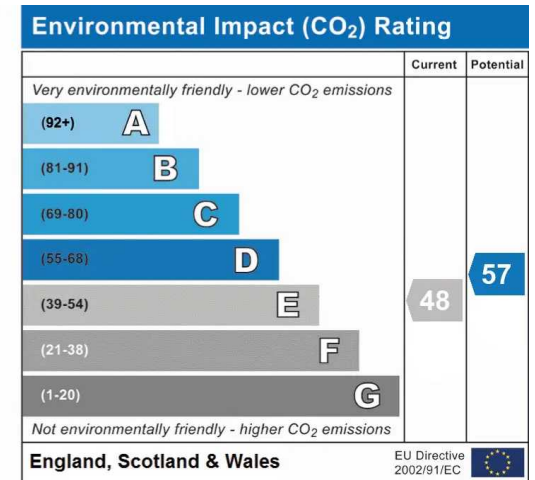
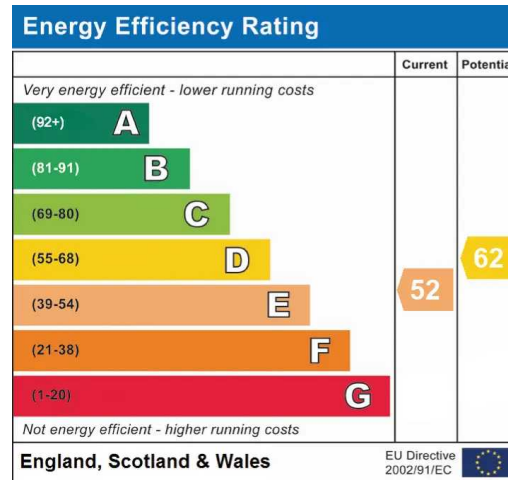
A spacious three bedroom detached character home ideally placed within the idyllic village of Ellington, benefiting from easy access to the motorway and back into the amenities within Huntingdon. This quaint 17th century cottage is aesthetically pleasing sitting on a plot of 0.19 acres with an east facing rear garden. The accommodation is deceptively spacious with well proportioned rooms and defined accommodation which is ideal for working from home or family life. In keeping with the nature of the property there are numerous lovely, quirky, features throughout including inglenook fireplaces, wooden beams and timbers. The gardens wrap around the property and is south facing providing an ideal space for entertaining guests or families to play with various seating areas and driveway parking to the front.

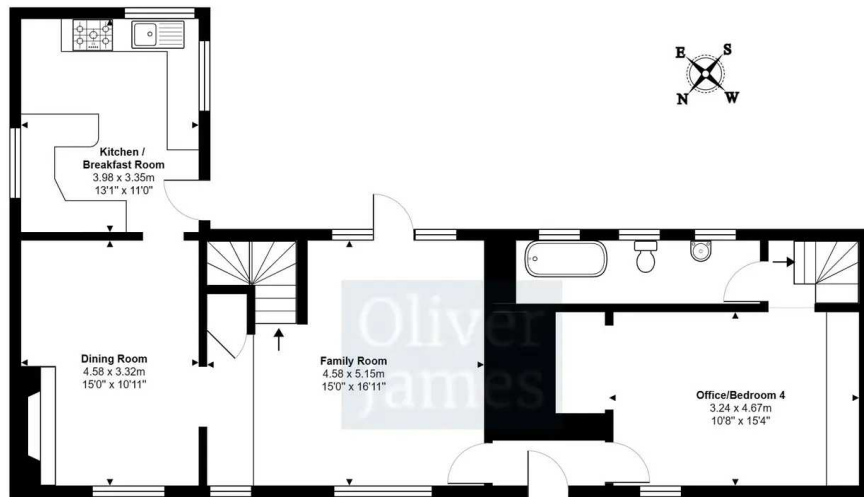
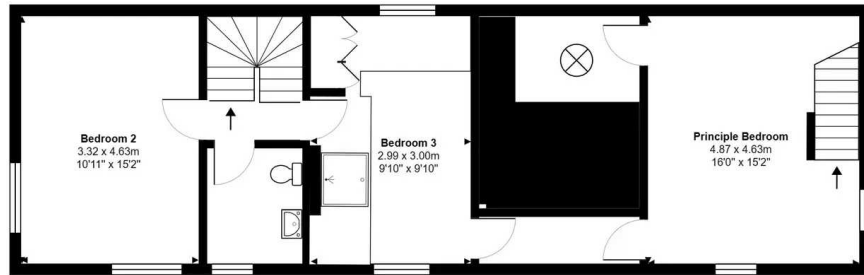
## LOCATION

Ellington is an attractive, rural village in Huntingdonshire, situated between Spaldwick and Grafham with direct access to new A14 network, giving a commute to Cambridge of less than 30 minutes. About 2 miles (3.2 km) south of the village is Grafham Water, which is a large reservoir with a circumference of approximately 10 miles (16 km). The reservoir is mainly used by Grafham Water Sailing club and Grafham Water Activities Centre and includes bike trails, wooded walks, play areas and coffee shops with regular family events. Huntingdon Train Station just 4.5 miles away for any commuter wanting to be in London in less than an hour. Sits within the catchment area for the OUTSTANDING Buckden Primary school which is just 3 miles and Hinchingsbrooke Secondary School being just over 4 miles away with its own dedicated coach service that transports children from the village each day.









Total Area: 149.0 m<sup>2</sup> ... 1604 ft<sup>2</sup>

All measurements are approximate and for display purposes only

