



**Field View Cottage,  
Burrough Green**

**DAVID  
BURR**





# Field View Cottage, 2 Bradley Road, Burrough Green, CB8 9NG

Burrough Green is a delightful rural village approximately 5 miles south west of Newmarket (Headquarters of British Horseracing) and 14 miles west of Cambridge. Access to the A11 is close by, in turn leading to Stansted Airport (approximately 40 minutes) and London via the M11. Burrough Green is only 2.6 miles from the nearest train station which is situated in the nearby village of Dullingham. The village has a vibrant community and is served by a public house, primary school and village church. Further amenities including village shop and sports facilities are found in the neighbouring villages of Dullingham and Stetchworth.

This charming, 1,950 sq ft semi detached cottage is situated on the outskirts of one of the area's most sought after villages enjoying panoramic views over open countryside. The property offers a unique blend of period features and modern finishes with an impressive rear extension creating a stunning kitchen/dining area with bi-fold doors opening to the garden and further benefits include ample parking, a single garage and large garden backing onto countryside.

## A substantial 1,950 cottage offering tastefully presented living accommodation and stunning countryside views.

**ENTRANCE HALL** With stairs rising to the first floor.

**SITTING ROOM** A charming room featuring and attractive stone open fireplace, wooden floorboards and views over adjacent countryside. French doors lead to the:

**DINING ROOM** A lovely light room with stone paved floor and bi-fold doors opening to the rear garden. Open plan through to the:

**KITCHEN/BREAKFAST ROOM** The hub of the home this stunning room features a vaulted ceiling and bi-fold doors opening to the rear creating a wonderful entertaining space with the dining room adjacent. Fitted with an extensive range of units under Quartz worktops with a sink inset and appliances including 2 Siemens ovens with warming drawer, 5 ring induction, integrated dishwasher, wine cooler, fridge and freezer.

**UTILITY** Providing further storage under wooden worktops with sink inset, plumbing for a washing machine, space for a tumble dryer, and heated towel rail.

**SNUG** A cosy room featuring a woodburning stove with shelved alcoves to side and wooden flooring.

**STUDY** With fitted cupboard and countryside views to the front.

**CLOAKROOM** WC and hand wash basin.

### First Floor

**LANDING** Airing cupboard and door to:

**MASTER BEDROOM** A delightful, double aspect room with vaulted ceiling and far-reaching views over open countryside. Dressing area with fitted wardrobes leads to **Ensuite** tastefully fitted with twin wash basins, WC and a large tiled shower cubicle.

**BEDROOM 2** Featuring a period fireplace, cupboard and countryside views.



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**BEDROOM 3** Period feature fireplace and outlook to rear.

**BEDROOM 4** A light, double aspect room enjoying views over open countryside.

**BATHROOM** Stylishly fitted with a white, WC, hand wash basin and bath with shower over and heated towel rail.

## Outside

The property is situated on the outskirts of the village and is approached by an extensive gravel driveway providing parking and turning for several vehicles in turn leading to the **SINGLE GARAGE** with light and power connected. The front garden is lawned with mature beds and borders and silver birch trees. The rear garden is an asset to the property featuring an extensive paved dining terrace ideal for al fresco entertaining which leads to the lawn flanked by mature beds and borders filled with colourful shrubs and flowers. There are numerous mature trees including cherry, apple and pear and a timber garden shed all enjoying the stunning backdrop over adjacent countryside.

**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 C.**

**TENURE** Freehold.

**EPC D.**

**WHAT3WORDS** costly.roving.worthy

## COMMUNICATION SERVICES

Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload. Phone Signal: Yes. Provider: EE, O2 and Vodafone.

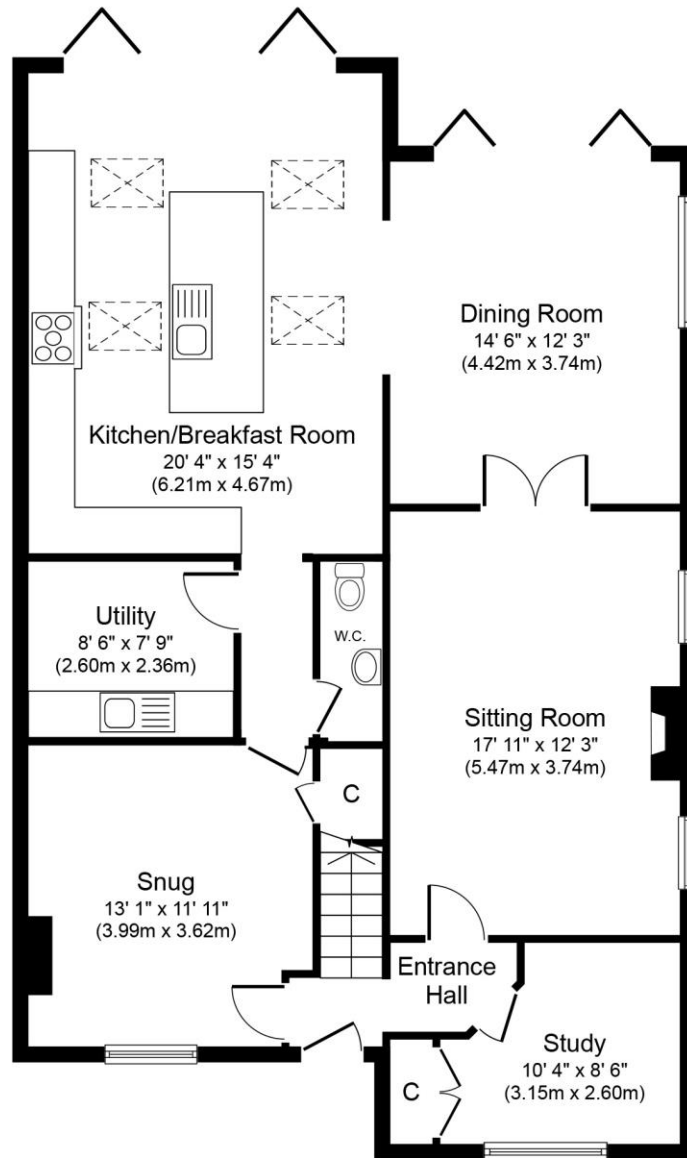
**VIEWINGS** Strictly by prior appointment only through David Burr.

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

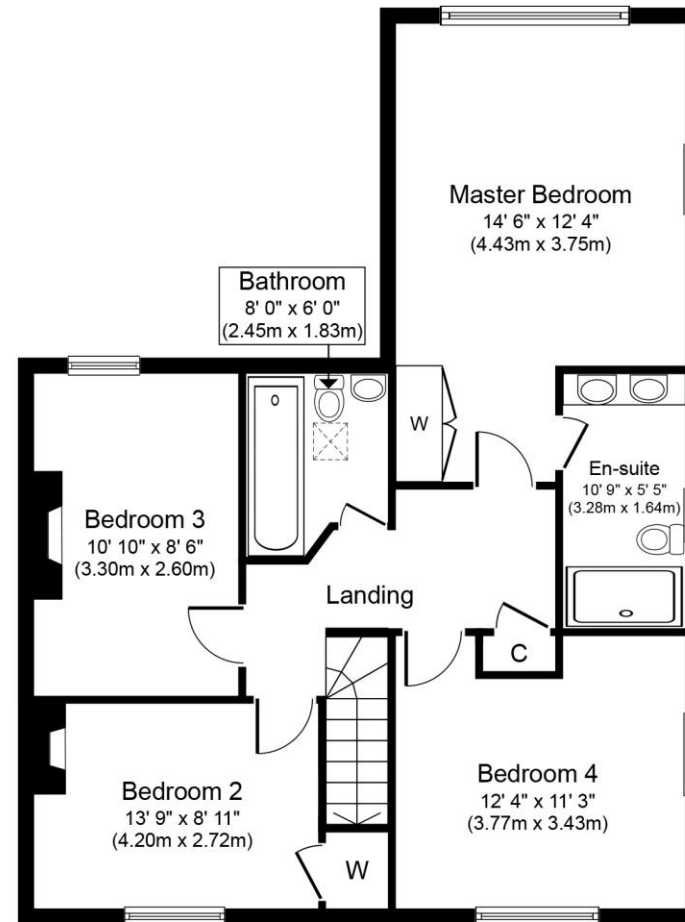








**Ground Floor**  
**Approximate Floor Area**  
**1,142 sq. ft.**  
**(106.1 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**808 sq. ft.**  
**(75.0 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.







