



Rose Garden Cottage
Burwell, Cambridge

**DAVID
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Rose Garden Cottage, 1 Church Lane, Burwell, Cambridgeshire, CB25 0AQ

Burwell is a thriving village approximately 4 miles from the historic racing town of Newmarket. This popular village offers an extensive array of amenities to include pubs, restaurants, shops, medical centre, hairdressers, schools, church and recreational facilities. A wider range of amenities are available in nearby Newmarket which is approximately 4 miles from the village and which provides rail links to both Cambridge and London.

This charming detached period home is situated at the end of a highly regarded no through road backing onto the picturesque St Mary's Church. Unlisted, the property features original period charm and character including exposed beams, vaulted ceilings and an inglenook fireplace whilst enjoying conveniences you would expect from a modern family home. The property sits within delightful, mature gardens enjoying the spectacular backdrop of the church as well as parking, a garage and office/studio.

A stunning detached unlisted period home blending characterful features with modern luxuries and further benefitting from off-road parking, detached garage and office/studio.

Ground Floor

ENTRANCE HALL Entering through the stable door, with wood flooring, door to airing cupboard with light sensor, housing the Worcester Bosch gas combination boiler and shelving, window to front aspect and access to:

KITCHEN/BREAKFAST ROOM With a matching range of base and eye level storage cupboards with glass effect worktops over, breakfast bar, glass effect splashbacks, one and a half sink and drainer with mixer tap, integrated washing machine and dishwasher, eye level oven and microwave, four ring induction hob with extractor hood above, gable windows to the rear aspect and French doors to the side aspect.

SUN ROOM A lovely light room with tiled floor and bi-fold doors leading to rear garden.

SITTING/DINING ROOM A charming room featuring windows to side aspects, exposed beams, wine cabinet, attractive inglenook fireplace housing gas feature stove, stairs leading to first floor.

BEDROOM 2 Window to rear aspect, wardrobes housing solar panel controls and battery.

BEDROOM 3 Built in shelving units, window to front aspect.

BATHROOM Tastefully fitted with a white suite comprising bath with shower over, wash hand basin with mixer tap and filter system, low level WC, tiled floor and walls, extractor fan, spotlights, loft access to ceiling and heated towel rail.

SHOWER ROOM Stylishly fitted with a pedestal wash basin, low level WC, walk in shower cubicle, tiled floor and walls, extractor fan and loft access.

First Floor

BEDROOM 4/STUDY Window to side aspect, cupboard storage, exposed beams and door to:

JACK & JILL CLOAKROOM Pedestal wash hand basin, low level WC, loft hatch, built-in storage units, wardrobes, drawers, door to:

BEDROOM 1 A charming room with window to side aspect and window over kitchen, exposed beams, cupboard housing electric meters and fuse box.

Outside

The property is approached by a gravel driveway providing parking for approximately three vehicles in turn leading to the **DETACHED GARAGE/STUDIO** with EV charger, electric roller door, boarded loft and light and power. **OFFICE/STUDIO** Ideal for a variety of uses with a light ground floor office/gym area with bi-fold doors opening to the garden and stair rising to the mezzanine floor. Air conditioning/heating.

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The property sits within delightful partly walled cottage gardens which offer a great deal of privacy whilst enjoying the spectacular backdrop of the church behind. Paved dining areas enjoy a south westerly aspect making them ideal for al fresco entertainment and lead onto the lawn which is surrounded by mature beds and borders with a small pond, garden shed and outside tap.

SERVICES: Main water and drainage. Main electricity connected. gas-fired heating to radiators. The property benefits from eight Solar panels installed in 2023
NOTE: None of these services have been tested by the agent.

EPC RATING: Band D.

LOCAL AUTHORITY: East Cambridgeshire District Council.

COUNCIL TAX BAND: C. £2,007.87 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Timber framed

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload. **Phone**

Signal: Yes. Likely with all major providers.

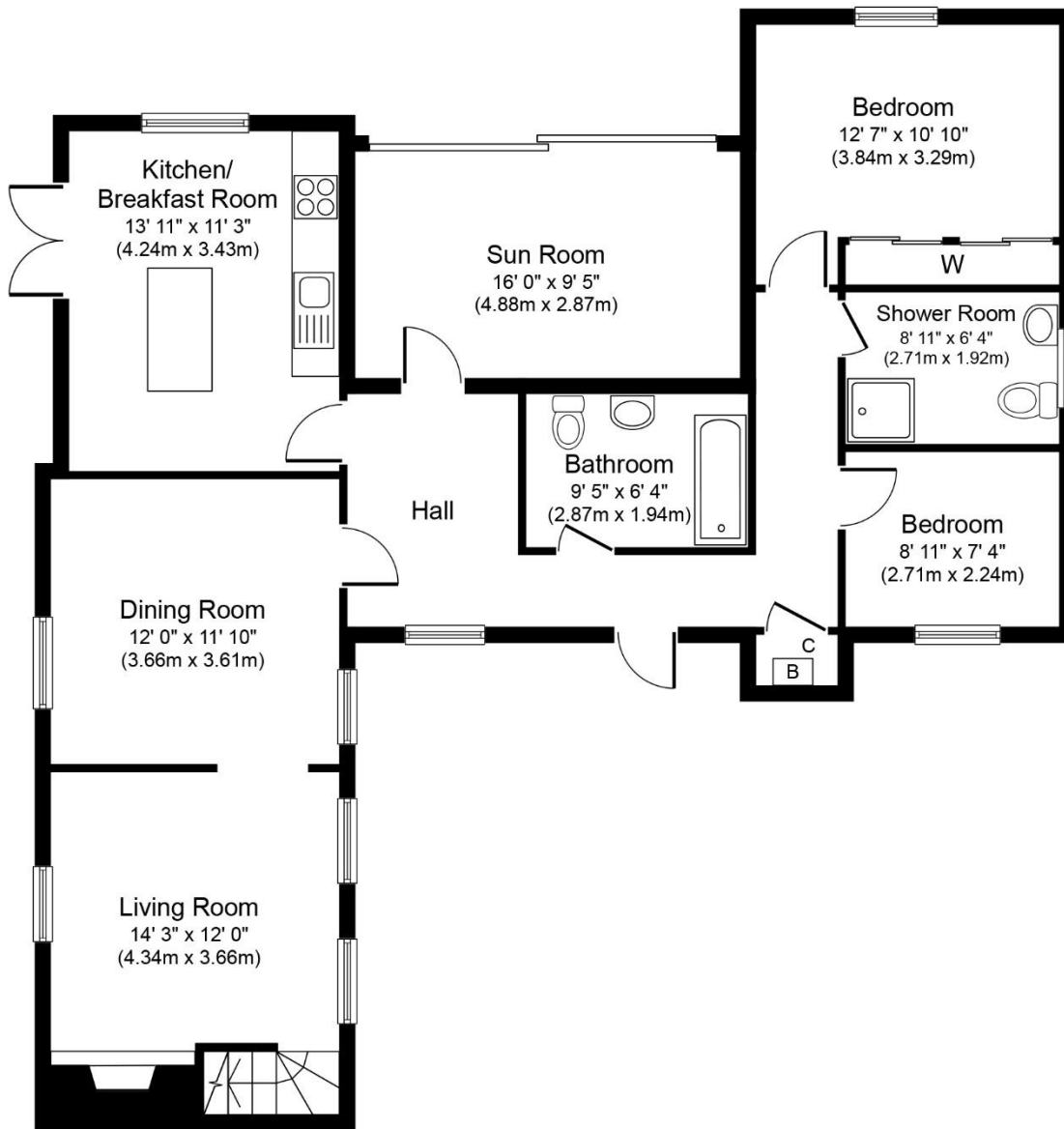
THATCH INFORMATION: The thatch is reed and was re-ridged in 2018.

WHAT3WORDS: ahead.dashes.romantics

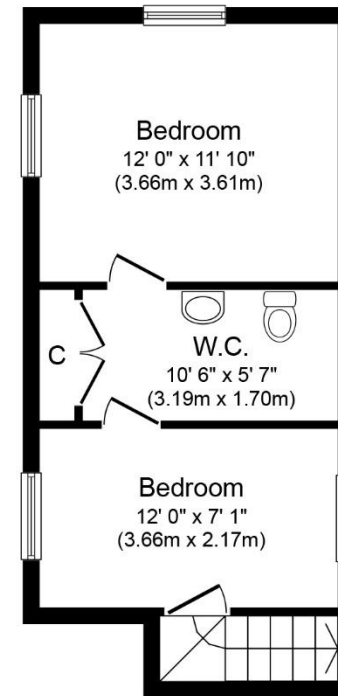
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

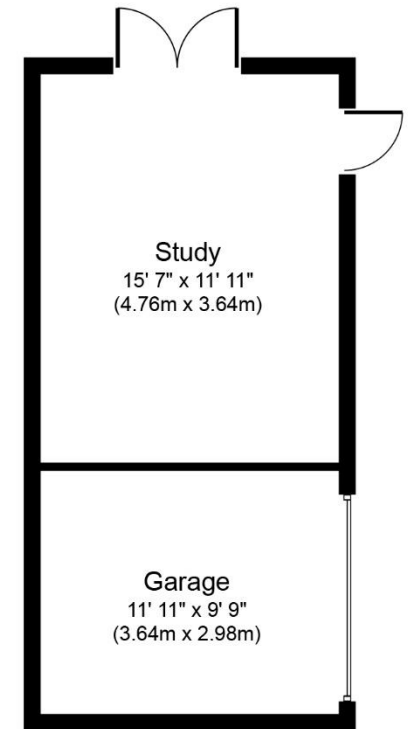




Ground Floor
Approximate Floor Area
1,373 sq. ft.
(127.5 sq. m.)



First Floor
Approximate Floor Area
302 sq. ft.
(28.0 sq. m.)



Outbuilding
Approximate Floor Area
309 sq. ft.
(28.7 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.

