



EH

EXQUISITE  
HOME





Welcome to this enchanting double-fronted Grade II listed residence, beautifully situated on a highly sought-after road in picturesque Elsworth. Originally two cottages dating back to 1843, this impressive home has been thoughtfully enhanced with a two-storey extension in the 1990s, providing approximately 1348 square feet of versatile living space, complemented by attractive outbuildings.

#### KEY FEATURES:

- **Inviting Entrance:** Step into a welcoming hallway featuring timber single-glazed sash windows, a tiled floor, and exposed beams that exude character. An original brick-built feature oven adds to the charm.
- **Spacious Lounge/Dining Room:** Abundant natural light floods the lounge/dining room, enhanced by sash windows and a welcoming multi-fuel burning stove with a brick hearth—perfect for relaxation and entertaining.
- **Modern Kitchen/Breakfast Room:** Enjoy culinary delights in the well-appointed kitchen, complete with contemporary cabinetry, Corian counter-tops, and direct access to the garden.
- **Utility/Boot Room & Guest Cloakroom:** Benefit from a spacious utility/boot room with preparation counters and a convenient guest cloakroom.
- **First Floor Comfort:** Four generous bedrooms each offer unique character and charm, serviced by a stylish family bathroom with modern fittings.
- **Delightful Outdoor Space:** The fully enclosed part-walled garden provides a serene retreat, featuring mature landscaping and various outdoor seating areas, along with outbuildings including a workshop and barn.

#### LOCATION & COMMUNITY:

Located in the village of Elsworth, this residence offers a gateway to a nurturing community. This idyllic village seamlessly blends community and a vibrant lifestyle filled with family-friendly activities and natural beauty.

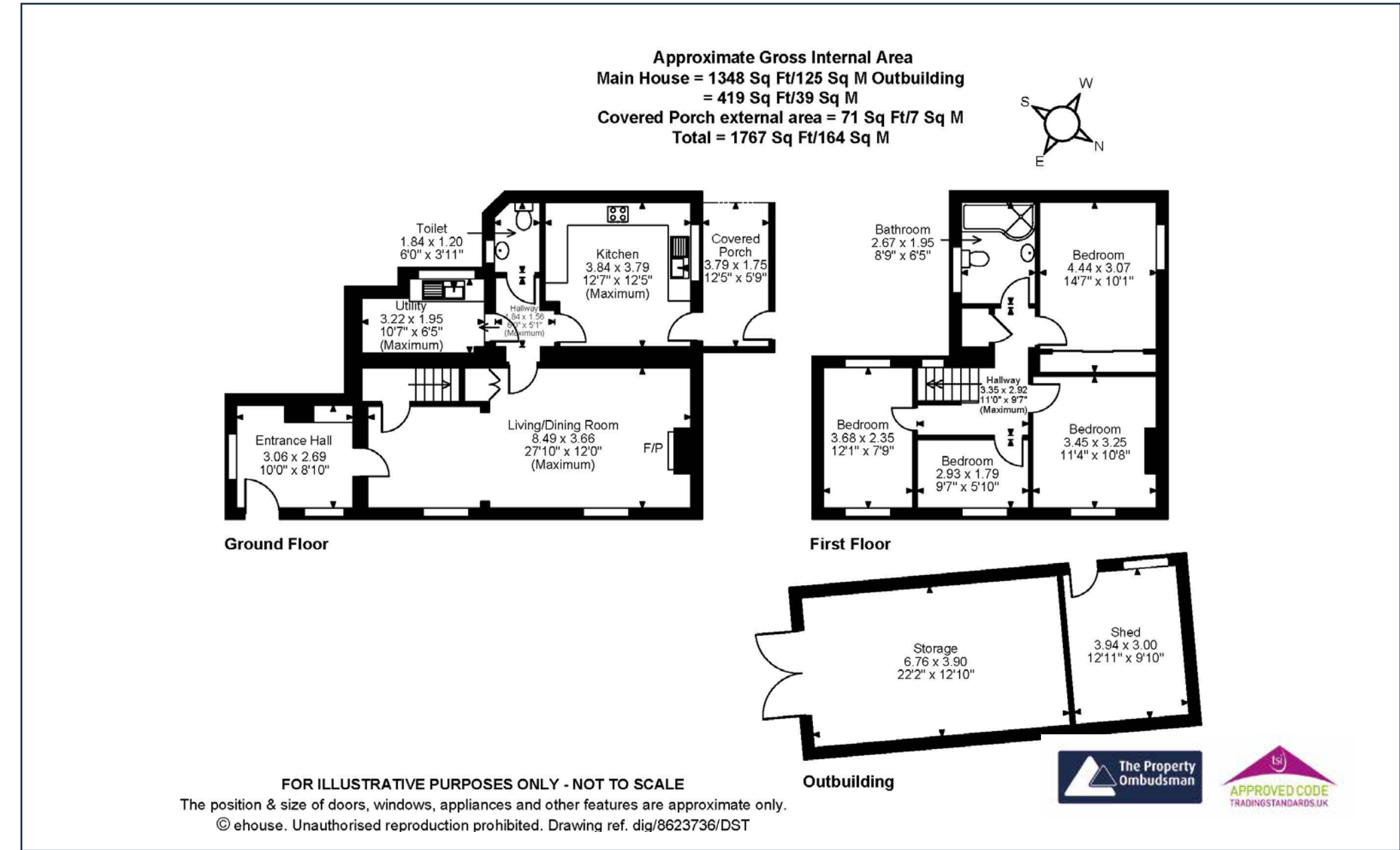
- **Family-Friendly Living:** The well-regarded Elsworth CofE VA Primary School is nearby, providing an excellent educational foundation, while Cambourne Village College offers outstanding secondary education.
- **Community Spirit:** Engage with local parks and enjoy seasonal fairs and community events, fostering connections and memorable moments with neighbours.
- **Convenient Transport Links:** Elsworth provides easy commuting options with bus routes to nearby towns and the vibrant city of Cambridge. The A428 offers smooth road access for effortless exploration. Both St Neots and Huntingdon stations are nearby and easily accessible, St. Neots to London KGX from 41 minutes.
- **Essential Amenities:** Enjoy local shops; a village general shop. Farm shop, a highly regarded café with an excellent chef, a quality butchers and bakery, There are inviting pubs such as The George & Dragon, all preserving the charm of village life. Elsworth is suitable for all ages, and Brook street itself has its own events that are open to all. Connington is two miles away and has a wonderful country pub. There is a post office in nearby Papworth and Hilton.
- **Nature's Playground:** Surrounded by stunning countryside, Elsworth is ideal for weekend walks (there are a large choice of walks directly from the property) nature excursions, and outdoor adventures. Walking groups and village events are advertised in the village magazine, the Elsworth Times.





*"The property is spacious and light, full of unique character and charm...."*





All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.





# EXQUISITE HOME

Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX

**T** +44(0)3455 651681 **E** [enquiries@exquisitehome.co.uk](mailto:enquiries@exquisitehome.co.uk)

Exquisite Home, Sumpter House, 8 Station Road, Histon, Cambridge CB24 9LQ

**T** +44(0)3455 651681 **E** [enquiries@exquisitehome.co.uk](mailto:enquiries@exquisitehome.co.uk)