

The Thatched Cottage

Kirtling, Cambridgeshire



Jackson-Stops
& Staff



People **Property** Places

The Thatched Cottage

Woodditton Road, Kirtling, Newmarket, Suffolk, CB8 9PG



A well located Grade II Listed thatched cottage set in an edge of village location enjoying views over open countryside with full planning permission to substantially reconfigure and extend the property

Features

- Sought after Cambridgeshire village
- Edge of village location
- Views over open countryside
- Period features
- Full planning permission to substantially reconfigure and extend the property to create approximately 2,333 sq ft of accommodation
- Planning reference 11/00762/FUL
- Driveway with off road parking for several vehicles
- Large garden



The Location

The Thatched Cottage occupies a sought after village location, with views over open countryside to the rear and is surrounded by footpaths and bridleways making it ideal for horse riders and dog walkers. This popular village has a village hall, public house, cricket ground and two churches and is surrounded by undulating Suffolk/Cambridgeshire countryside. The nearby horseracing town of Newmarket offers a good range of amenities including schools, shops, supermarkets, restaurants and leisure facilities, including health clubs, a swimming pool and golf club. Kirtling is commutable to Cambridge with its burgeoning hi-tech industries, science parks and reputable schools. There is excellent access to the A14 and A11 (M11). There is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge, Audley End and Whittlesford offer direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is approximately thirty eight miles.

- Newmarket 5 miles
- Cambridge 16 miles
- Bury St Edmunds 17 miles
- London 72 miles

The Property

The Thatched Cottage is a Grade II Listed thatched cottage set in an edge of village location with good sized grounds backing onto open countryside. The property has the benefit of full planning permission (planning ref: 11/00762/FUL) to substantially extend and reconfigure the accommodation.

This well located property has rendered boarded elevations over a painted brick plinth under a thatched roof. The current layout of the cottage incorporates a kitchen, sitting room, dining room, bathroom, three first floor bedrooms and landing/bedroom 4.

Outside

The Thatched Cottage has hard standing to the side providing an area of parking for several vehicles and access to the grounds. The front of the property is enclosed by a hedge with a gate and path to the front door. The generously sized grounds back on to open farmland and are enclosed to either side by post and rail fencing.



Directions

From the Clock Tower roundabout in Newmarket take the Old Station Road exit. Continue along this road to the crossroads and go straight over into Duchess Drive. Stay on this road and continue through the village of Saxon Street and into Kirtling. Turn right into The Street, continue past The Red Lion public house and turn right into the Woodditton Road. The Thatched Cottage is located on the right after a short distance.



Property Information

Services: Mains water, electricity and private drainage.

Tenure: The property is freehold with vacant possession on completion.

Local Authority: East Cambridgeshire District Council - Tel: 01353 665555

Council Tax: Band F: Current annual charge: £2,264.51

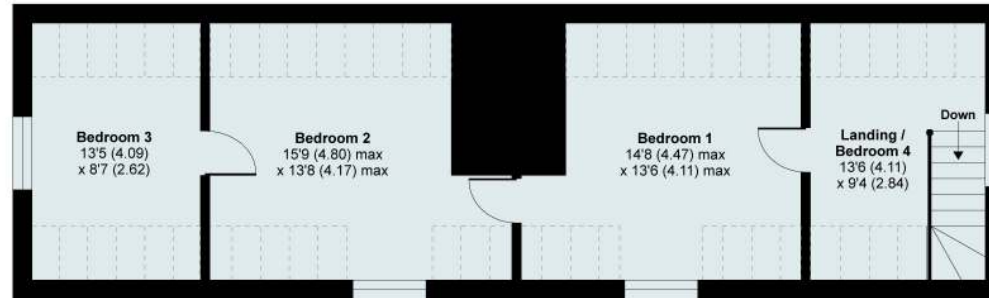
Viewing: Strictly by appointment only through sole agent: Jackson-Stops & Staff – 01638 662231

Agents Note: The property benefits from full planning consent for a spacious three bed dwelling. Ref No: 11/00762/FUL. Further details are available from the agent.

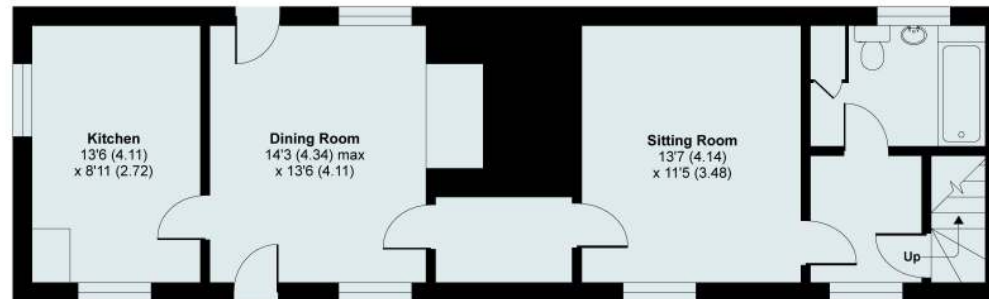
The Thatched Cottage, Kirtling

APPROX. GROSS INTERNAL FLOOR AREA 1091 SQ FT 101.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Denotes restricted head height

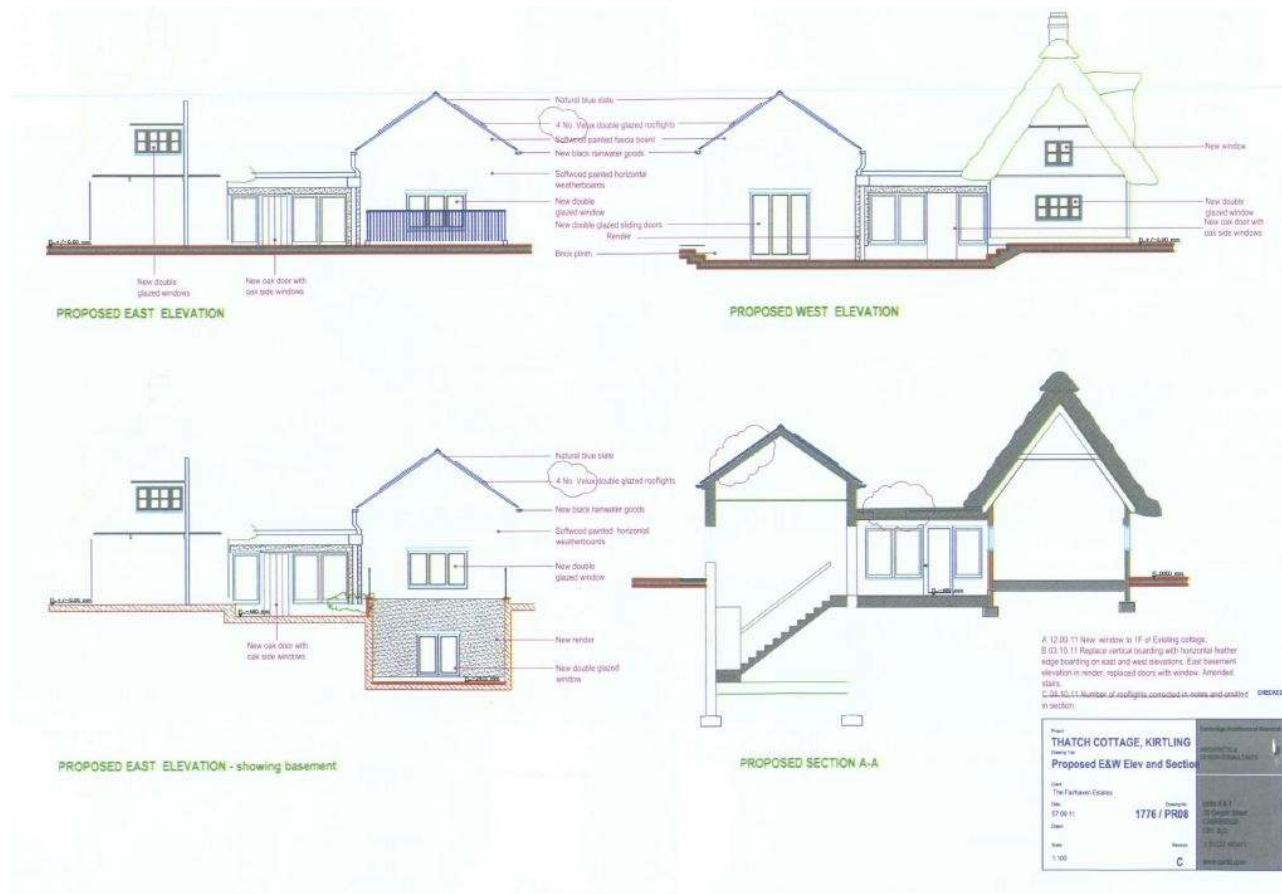


FIRST FLOOR

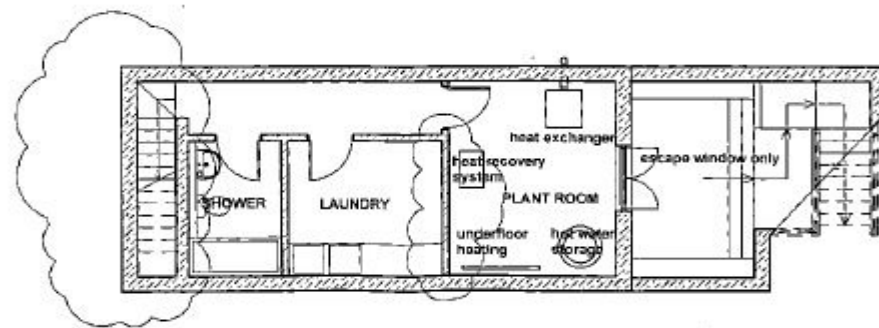


GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

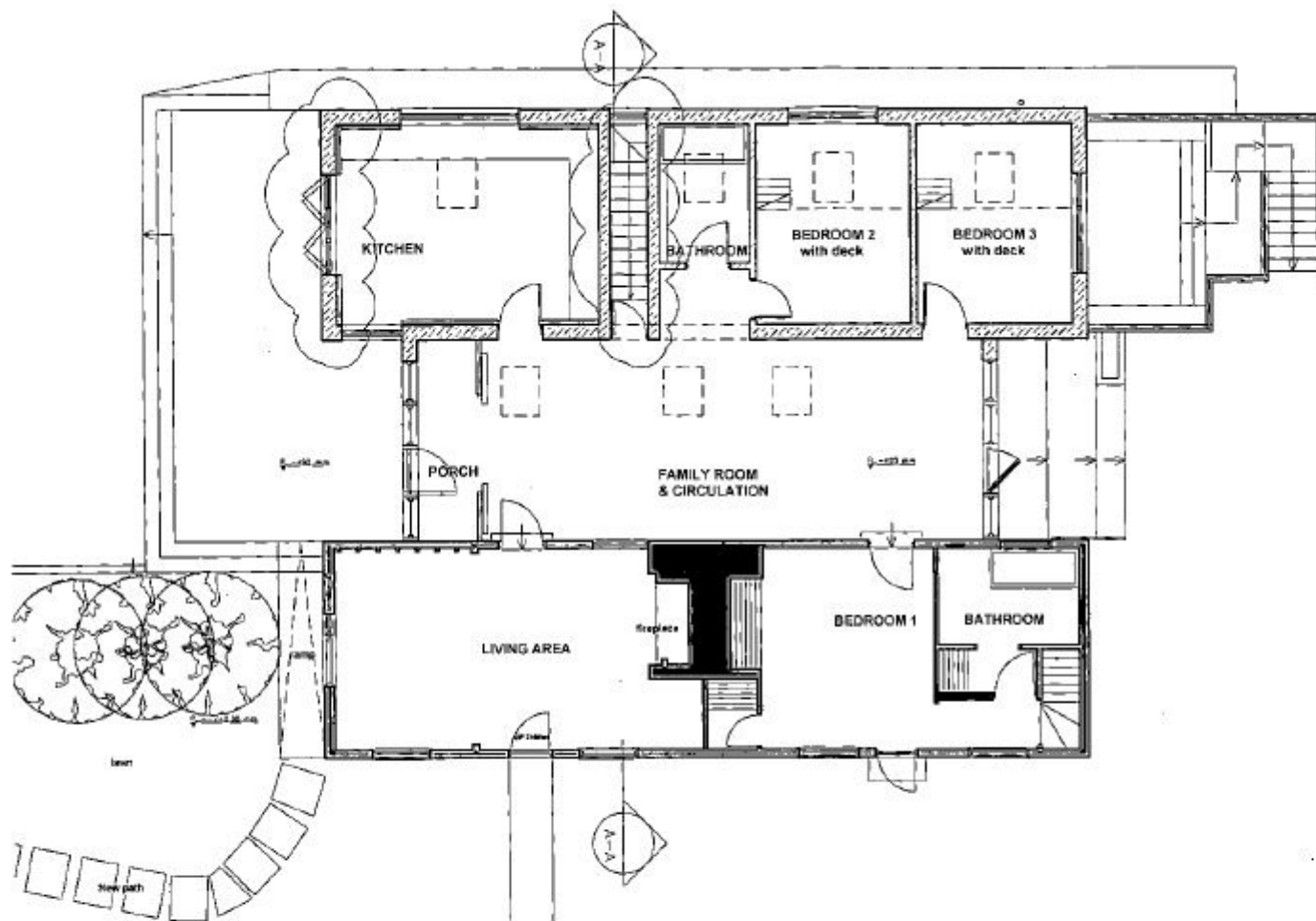


PROPOSED EAST AND WEST ELEVATIONS



PROPOSED BASEMENT PLAN

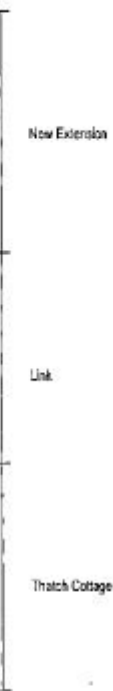
PROPOSED BASEMENT FLOORPLAN



PROPOSED GROUND FLOOR PLAN

KEY

-  Existing building
-  New construction



A 12.08.11 Rear extension moved east, bathroom window omitted
 B 03.10.11 Area of extension reduced.

Paper THATCH COTTAGE, KIRTLING Drawing Title Proposed GF Plan		
Client The Farnham Estates	Drawing No. 1775 / PRO5	
Date 07.06.11	Scale 1:100	Revision B

PROPOSED GROUND FLOORPLAN

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