Delightful Grade II listed cottage with separate annexe

19 High Street, Knapwell, Cambridge CB23 4NR

Freehold

savills

Quintessential English country cottage • Separate annexe/studio/office from home • Recently renovated and extended • Pretty gardens with open views • Convenient location for Cambridge

Local information

• Knapwell is a small beautiful village situated 8 miles west of the high tech university city of Cambridge between the attractive villages of Elsworth and Bourn. There is access onto the A428 south of the village which leads eastwards to Cambridge and the M11 and A14 and westwards to the A1. The newly improved A14 which leads north west of Cambridge to the A1, M1 & M6 is accessed via the village of Boxworth.

• There are two pubs in Elsworth, and one in Boxworth and in Bourn where there are also other facilities and a well regarded Indian restaurant. Shopping facilities are available in the new settlement of Cambourne just off the nearby A428 including a supermarket and comprehensive shopping schooling, recreational and cultural facilities in Cambridge.

• For the commuter, there are mainline rail services from St Neots (10.9 miles) into London Kings Cross.

• There are well regarded local primary schools in both Elsworth and Bourn and Comberton and Swavesey Village Colleges together with a variety of renowned independent schools in Cambridge and the surrounding region.

(All distances and times are approximate)

About this property

19 High Street is a pretty Grade II listed thatched cottage dating from the 17th century with brick front elevation and a steeply pitched gabled end wall.

Beautifully presented in that quintessentially English "chocolate box" style the cottage has been extended and renovated in recent years and offers a combination of charming period features with more modern space in the weatherboarded lead roofed extension to the side.

On the ground floor a large reception/dining hall with door out to the rear garden has white painted beams and, off to the left, the sitting room has an Inglenook fireplace with a wood burning stove and French doors to the garden. From the hallway a walk-through study area leads to the refitted bathroom with high quality sanitaryware and a shower over the bath. The light and spacious kitchen is fitted with a range of shaker style painted units with wooden working surfaces and space for a range type cooker. There are three sets of French doors to the garden and lots of light and space.

From the hallway the stairs lead up to the vaulted landing with an ornately carved baluster rail and three bedrooms.

To the front there are clipped topiaried box bushes, a shingled

parking bay and a driveway to the other end of the house leading into the rear garden. Along the rear elevation is a large raised deck with a pergola covered seating area to one end. Of particular note it the detached annexe/office building with two mezzanine platforms one at either end and a large open plan space with wide French doors to the garden and a shower room. The garden backs onto the Childerley Estate and is laid mainly to lawn with shrub and herbaceous planting including some exotic species.

In all 0.14 of an acre.

Tenure
Freehold

Local Authority
South Cambridgeshire District Council: Band E

Viewing
Strictly by appointment with Savills

19 High Street, Knapwell, Cambridge CB23 4NR

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Approximate Area = 110.8 sq m / 1193 sq ft
Outbuilding = 30.2 sq m / 325 sq ft
Total = 141 sq m / 1518 sq ft (Excluding Void)
Including Limited Use Area (15.3 sq m / 165 sq ft)
For identification only. Not to scale.
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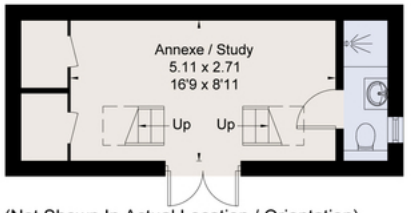
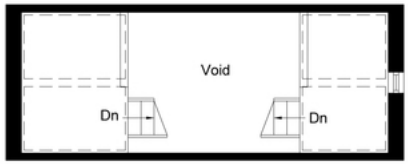
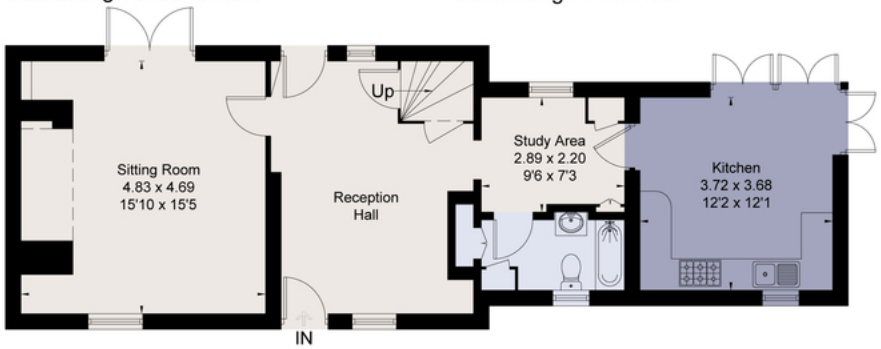


(Not Shown In Actual Location / Orientation)

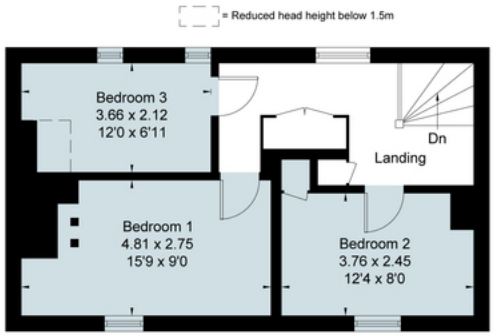
Outbuilding - Ground Floor



Outbuilding - First Floor



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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