



High Street, Babraham CB22 3AG

Offers Over £425,000

MA
Morris Armitage

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A delightful Grade II listed thatched period cottage that is full of charm and character set within the quiet village of Babraham.

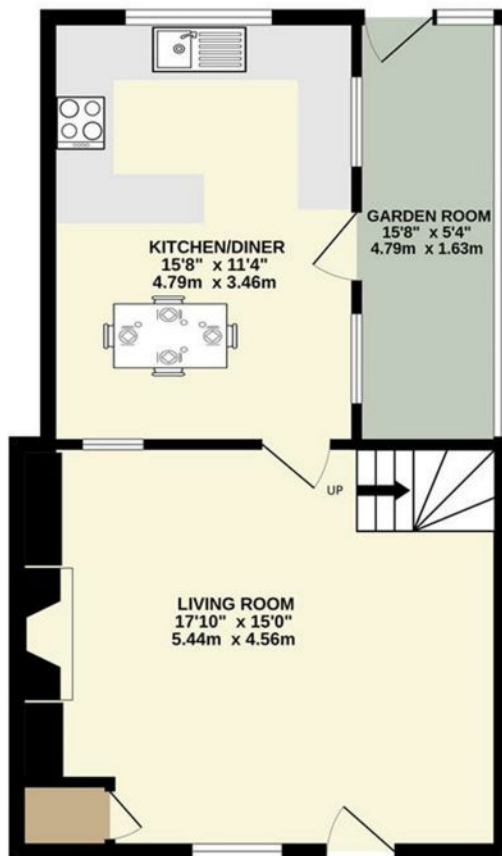
Babraham is a small historic village south of Cambridge. Known for its rural charm, it features traditional cottages, farmland, and the medieval St Peter's Church. Nearby, the Babraham Institute conducts internationally recognized biomedical research. Despite its quiet size, the village blends centuries-old heritage with cutting-edge science.

The accommodation includes a living room/diner with inglenook fireplace, kitchen/breakfast room, garden room, three bedrooms and a bathroom. Outside to the rear is a well stocked cottage garden with patio and side access.

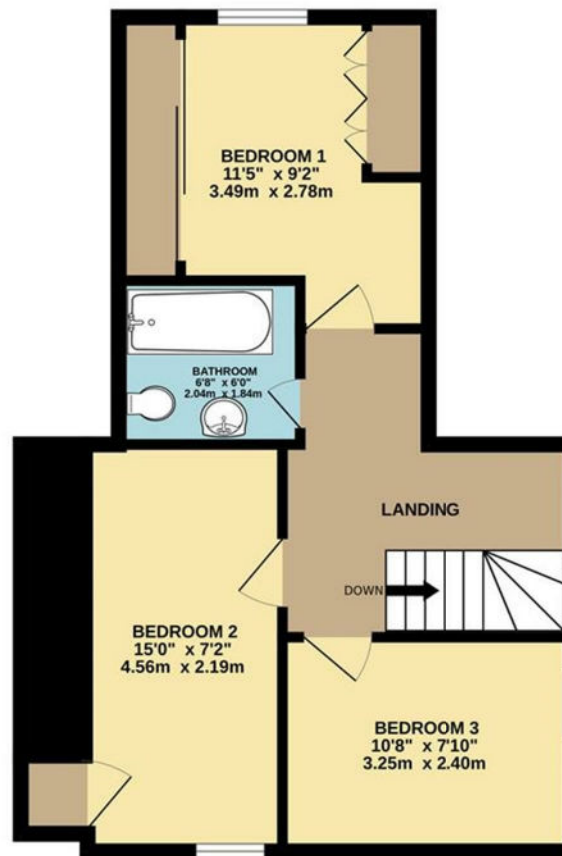
This charming cottage must be seen to be fully appreciated.

Living Room 17'10" x 14'11"	Window to the side aspect. Stairs leading to the living room.	Tenure - Freehold Council Tax Band - D (South Cambs) Property Type - End of Terrace Cottage Property Construction – Standard Number & Types of Room – Please refer to the floorplan Square Meters - 47 SQM Parking – on road Electric Supply - Mains Water Supply – Mains Sewerage - Mains Heating sources - Oil Broadband Connected - tbc Broadband Type – Superfast available, 80Mbps download, 20Mbps upload Mobile Signal/Coverage – Ofcom advise likely on all networks Rights of Way, Easements, Covenants – None that the vendor is aware of
Kitchen/Dining Room 15'8" x 11'4"	Bedroom 1 11'5" x 9'1" Double bedroom with window to the rear aspect. Built-in wardrobes and eaves storage. Radiator. Door to the landing. Bedroom 2 14'11" x 7'2" With window to the front aspect. Built-in storage cupboard. Exposed beam detailing. Radiator. Door leading to the landing. Bedroom 3 10'7" x 7'10" With window to the side aspect. Radiator. Door leading to the landing.	
Garden Room 15'8" x 5'4"	Bathroom Modern white suite comprising low level W.C., handbasin with mixer tap over and panelled bath with mixer tap and shower attachment over. Velux window. Door to the landing. Outside Paved patio area to the rear of the house with glazed door leading to the garden room. Steps leading to a lawned area with planted beds containing a huge variety of flowers, shrubs and small trees. Further seating area to the rear.	Location Babraham is a village in the South Cambridgeshire district of Cambridgeshire, approx. 6 miles (9.7 km) south-east of Cambridge on the A1307 road. Steeped in history, the village contains a primary school called Babraham Primary School, which opened in 1959. It also retains one public house, The George, which was already open as an inn in 1488 but rebuilt in around 1600.
Landing With doors leading to all bedrooms and bathroom.	PROPERTY INFORMATION EPC - n/a	

GROUND FLOOR
511 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 968 sq.ft. (89.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- **Grade II Listed Thatched Cottage**
- **Charming Accommodation**
- **Spacious Living Room**
- **Quaint Kitchen/Dining Room**
- **Garden Room**
- **Three Bedrooms**
- **Family Bathroom**
- **Charming Rear Garden**
- **Highly Regarded Village**
- **Viewing Highly Recommended**



Energy Efficiency Rating		Current	Maximum
Very energy efficient - lower energy costs			
(91-100) A			
(81-90) B			
(71-80) C			
(61-70) D			
(51-60) E			
(41-50) F			
(1-40) G			
Very energy inefficient - higher energy costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Maximum
Very environmentally friendly - lower CO ₂ emissions			
(91-100) A			
(81-90) B			
(71-80) C			
(61-70) D			
(51-60) E			
(41-50) F			
(1-40) G			
Very environmentally unfriendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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