High Street, Babraham CB22 3AG

Guide Price £450,000

Morris Armitage
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High Street, Babraham CB22 3AG

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"
Beautifully presented, spacious living room with a stunning feature fireplace, currently fitted with a wood burner stove. Attractive exposed ceiling beams. Window to the front aspect. Internal window to the kitchen/dining room. A range of built-in base level storage cupboards. Doors leading to the front and kitchen/dining area. Stairs leading to the first floor landing.

Kitchen/Dining Room
15'8" x 11'4"
Country kitchen with a range of eye and base level cupboards and storage drawers with worktop over. Integrated oven with electric hob and extractor above. Space and plumbing for a dishwasher and washing machine. Composite 1 1/4 bowl sink and drainer with mixer tap over. Space for under counter fridge and freezer. Attractively tiled splashbacks. Large window to the rear aspect. Charming dining area with an internal window to the living room. Internal window to the garden room. Parquet style tiled flooring throughout. Attractive exposed ceiling beams. Radiator. Doors leading to the living room and garden room.

Garden Room
15'8" x 5'4"
Delightful room with viewings over the garden. LVT wooden flooring. Charming internal window feature. Glazed doors leading to the kitchen and the rear garden.

Landing
With doors leading to all bedrooms and bathroom. Window to the side aspect. Stairs leading to the living room.

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.

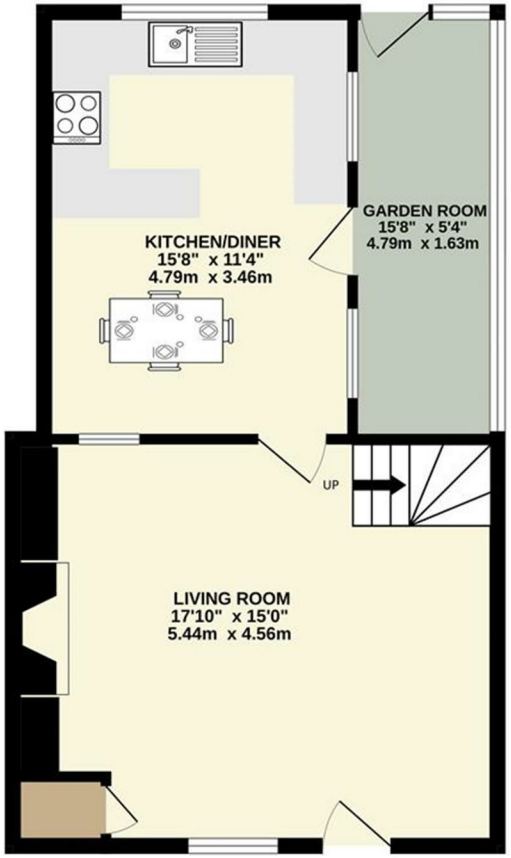
Bathroom
Modern white suite comprising low level W.C., handbasin with mixer tap over and panelled bath with mixer tap and shower attachment over. Velux window. Door to the landing.

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.

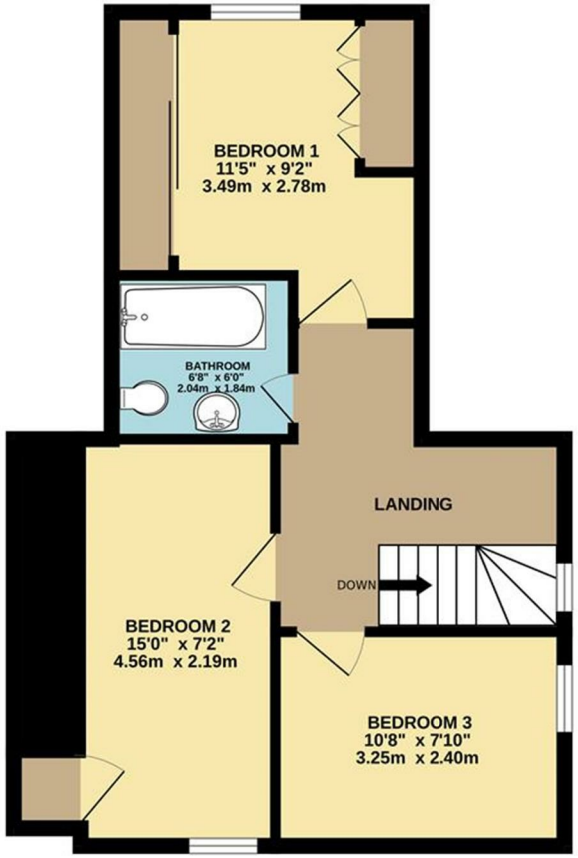
PROPERTY INFORMATION
EPC - n/a
Tenure - Freehold
Council Tax Band - D (South Cambs)
Property Type - End of Terrace Cottage
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 47 SQM
Parking – on road
Electric Supply - Mains
Water Supply – Mains
Sewerage - 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

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.

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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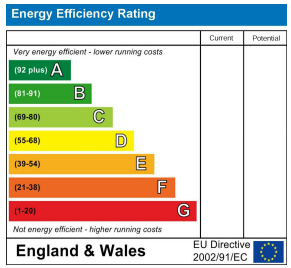
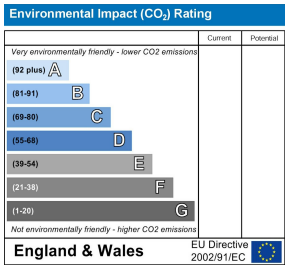
- **Grade II Listed Thatched Cottage**
- **Charming Accommodation**
- **Spacious Living Room**
- **Quaint Kitchen/Dining Room**
- **Garden Room**
- **Three Bedrooms**
- **Family Bathroom**
- **Charming Rear Garden**
- **Highly Regarded Village**
- **Viewing Highly Recommended**





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