



Gardeners Cottage, Burwell

Pocock + Shaw

Gardeners Cottage  
2 Mandeville  
Burwell  
Cambridgeshire  
CB25 0AG

Gardener's Cottage, dating from around 1837, is a Grade II listed property full of character, set in a pleasant village location. The house sits on a generous plot with landscaped side and rear gardens and offers significant potential for modernisation. It also includes a large detached garage, a driveway, and off-road parking.

Guide Price £450,000



Burwell is situated in pleasant countryside approximately eleven miles north east of the university city of Cambridge and some four and a half miles from the horse racing town of Newmarket. The village contains an interesting variety of properties ranging from period cottages to modern family houses and there is an excellent range of facilities including a primary school, doctors' surgery, dentist, various shops catering for everyday requirements, a church, public houses and a regular bus service. Burwell is particularly well located with good access to the A14 dual carriageway which interconnects with many of the regions traffic routes, principally the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge and Cambridge North into London Liverpool Street and King Cross Stations.

Gardener's Cottage, c1837, is a rather special Grade II listed home, of unquestionable charm situated in a delightful village setting within generous landscaped side and rear gardens. Further benefitting from a large detached garage, driveway and off road parking. Situated along an idyllic leafy lane, Gardener's Cottage is a truly remarkable home within this highly desirable and popular village. The property has a gas fired radiator central heating system and offers significant potential for redevelopment & modernisation, making it an exciting opportunity for buyers seeking to create a bespoke home in a characterful setting.

The accommodation includes a triple-aspect sitting room with a striking through 'inglenook' fireplace, built-in cupboards, and French doors opening to the garden. The dining area also features a through fireplace and exposed timbers. The kitchen provides base units, some integral appliances, space for white goods, and access to a rear lobby/breakfast room via a stable door. Upstairs, the first-floor landing with an exposed stone wall leads to three bedrooms and a family bathroom.

The generous and beautifully landscaped rear garden features a generous flagstone terrace, ideal for al fresco dining and entertaining.

**Entrance Hallway** A wooden ledged and braced front door leads into the entrance hall, telephone point, radiator, cloaks cupboard, wall mounted light points.

**Sitting Room** The charming reception rooms comprise a triple aspect sitting room, with a striking inglenook fireplace inset with a cast iron burner stove, bressumer beam and paved hearth, built-in cupboards to side, with French doors opening to rear gardens, cupboard housing the gas fired boiler.

**Dining room** A dining area opening to the kitchen also benefits from a through inglenook fireplace, bressumer beam, cast iron hood and paved hearth, exposed timber beams, stairs rise to the 1st floor, windows to front and rear aspects, wall light points, two radiators and storage recess door to:

**Kitchen** The kitchen is fitted with a range of base and wall units, an inset 1,1/2 bowl sink unit with single drainer, tiled splashbacks, two windows to side aspect, space and plumbing for washing machine and fridge/freezer, electric oven and hob, stable door leads to the rear lobby/breakfast room.

**Rear Lobby/Breakfast room** With windows to sides and rear, door to gardens, radiator.

**Shower Room** Fitted with a three piece suite comprising tiled shower cubicle, with shower over, pedestal wash hand basin, tiled splashbacks, low level WC, radiator, window to rear aspect.

**Landing** Stairs rising from ground floor, with a window to side aspect, 2 windows to rear aspect, two radiators, wall mounted light points.

**Bedroom 1** With fitted wardrobes, radiator, window to front aspect.

**Bedroom 2** With a window to front aspect, radiator.

**Bedroom 3** With a window to front aspect, radiator, fitted wardrobes housing the hot water cylinder.



**Outside** With a double detached garage, gated driveway and ample off road parking for vehicles. The generous landscaped gardens are laid mainly to lawn to rear and side of the property, flanked with a stone wall with established flower beds, trees and hedging, together with a useful timber garden storage shed.

### Services & information

Mains water, gas and drainage are connected.

The property is freehold.

The property is in Burwell High Town conservation area.

The property is in a very low flood risk area.

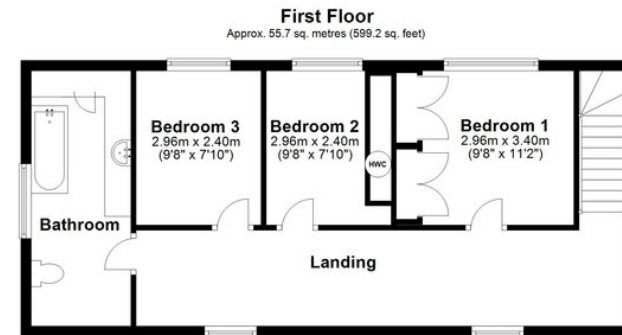
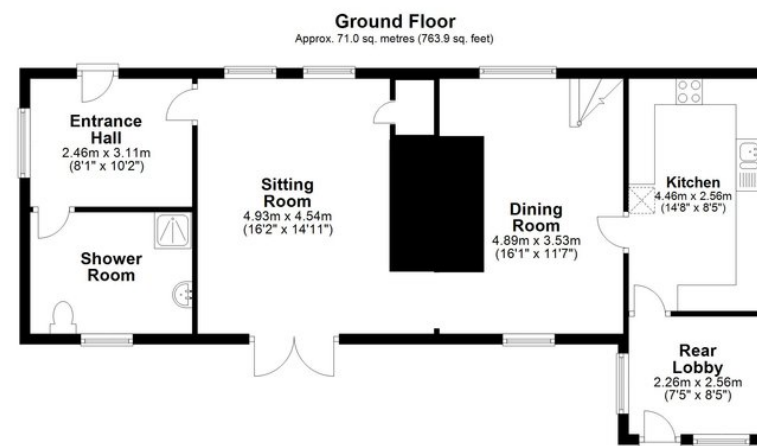
The property has a registered tile and Probate is granted.

Internet connection: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps.

Mobile phone coverage by the 4 major carriers available.

**Council Tax:** E East Cambs. District Council

**Viewing** By Arrangement with Pocock + Shaw KS



Total area: approx. 126.6 sq. metres (1363.1 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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