



18 Little London
Isleham, Cambridgeshire

**DAVID
BURR**



18 Little London, Isleham, Cambridgeshire CB7 5SE

Isleham is a picturesque village ideally situated approximately 6 miles north of Newmarket, 10 miles south of Ely and approximately 20 miles from the University City of Cambridge. Isleham is relatively well placed for access to the A14 trunk road which interconnects with many of the regions principal traffic routes. The village features a range of amenities including post office, shops, primary school and parish church and lies in catchment for good local schooling.

An impressive, spacious and beautifully presented Grade II Listed property situated in this ever popular village. Boasting a marriage of modern convenience and 17th century character this property's accommodation is both versatile and captivating. Further benefitting from a superb self-contained annexe as well as a courtyard which provides entire privacy and ample parking.

A Grade II Listed property boasting a wealth of character as well as a superb annexe.

Entrance into:

ENTRANCE HALL With an impressive staircase rising to the first floor, window to both front and side aspect.

SITTING ROOM A double aspect room with a bay window out to the courtyard and a window to the rear, an impressive inglenook fireplace with a wood burner and exposed beams throughout.

GARDEN ROOM A light room with French doors and a window to the rear aspect.

KITCHEN/BREAKFAST ROOM Extensively fitted with a range of units under oak worktops with a one and a half bowl sink and drainer, integrated appliances include Rangemaster style cooker, double oven, dishwasher, fridge/freezer and two wine coolers. Further boasting oak flooring, a stable style door to the garden, a pantry cupboard and a centralised island with oak worktop.

DINING ROOM With French doors leading out to the garden terrace and two velux windows.

FAMILY ROOM Boasting over 500 sq/ft this spacious room has a fireplace housing a wood burner and French doors out to the front courtyard. This room also has planning permission and listed building consent to become an impressive kitchen/hosting area (Ref: 16/00369/LBC).

BOOT ROOM This midway point between the annexe and the house could be utilities for either sections of the property.

UTILITY ROOM With space for washing machine, dryer and fridge/freezer along with space for further storage.

SHOWER ROOM Fitted with a white suite comprising a WC, wash basin and a tiled shower cubicle.

First floor

LANDING A vaulted landing with a window to the front aspect, large airing cupboard and wood floor leading to:

MASTER BEDROOM An impressive room with windows to both the rear and side aspect, built in wardrobe and an **En-Suite** comprising a WC, wash basin and a tiled shower cubicle.

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BEDROOM 2 With a velux window.

BEDROOM 3 With window to front aspect.

BEDROOM 4 With window to rear aspect.

BATHROOM Extensively fitted suite comprising WC, wash hand basin, free standing bath and shower cubicle.

ANNEXE This superb self-contained annexe is finished to a stylish standard and is situated within a separate wing from the houses living space. Accommodation consists of a kitchen/breakfast room, master bedroom with a dressing room, bedroom 2/sitting room and bathroom. There is also a studio with a shower room which would lend itself perfectly to being a home gym.

Outside

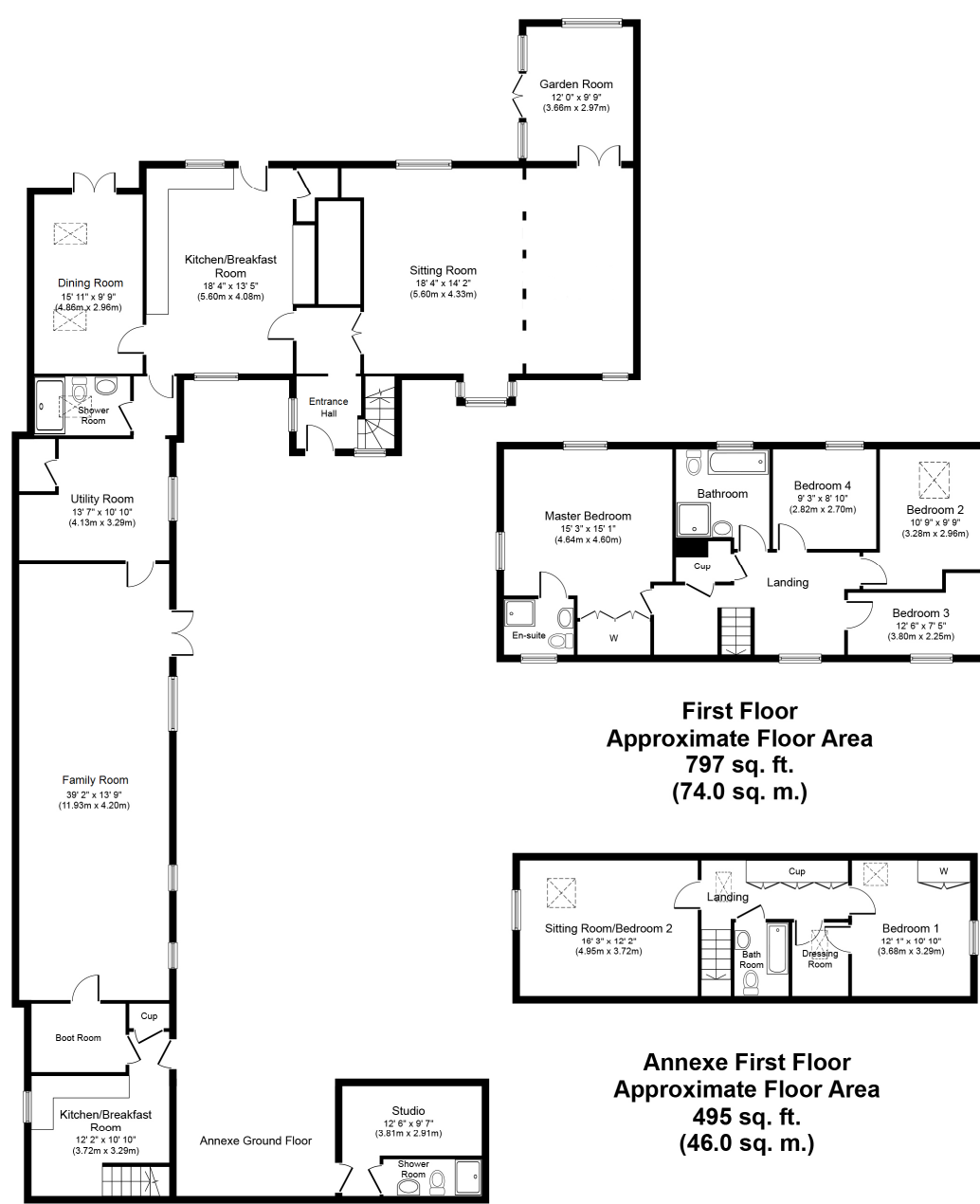
The property is nestled to the rear of a quiet road and is accessed through electric wooden gates which lead to the gravelled courtyard/parking area providing ample space for parking and turning and boasts complete privacy. The well-manicured rear garden is fully enclosed and mainly lawned. The Indian sandstone terrace adjoins to the rear of the property providing lighted space for alfresco dining.

SERVICES: Gas fired heating. Mains water, drainage and electricity. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: East Cambridgeshire District Council.

VIEWING Strictly by prior appointment only through DAVID BURR.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

