



Yew Tree Cottage
Kirtling, Cambridgeshire

**DAVID
BURR**



Yew Tree Cottage, Woodditton Road, Kirtling, Cambridgeshire, CB8 9PG

Kirtling is an historic and picturesque village benefitting from a Pub, two Churches, The Village Hall and beautiful open countryside walks. Set approximately 5 miles from Newmarket and 18 miles west of Cambridge with commuter rail links found at nearby Dullingham and Newmarket.

A charming and beautifully presented Grade II Listed two-bedroom detached cottage enjoying a wonderful setting with stunning views. The property boasts a high-spec finish throughout having been recently improved to offer a blend of style and character. Accommodation consists of entrance hall, sitting room, dining room, kitchen/breakfast room, boot room, two ensuite double bedrooms and dressing room. Externally the property offers gated access to the large driveway and an impressive and mature wrap-around garden.

A spacious Grade II Listed thatched cottage in Kirtling.

ENTRANCE HALL A door to the front aspect and access to the:

CLOAKROOM Fitted storage, wash hand basin, WC, built-in cupboards with plumbing for washing machine and space for appliances. Window to side aspect and exposed original beams.

SITTING ROOM Solid oak flooring, a large inglenook fireplace with an inset woodburning stove. Exposed original beams and two windows to front aspect.

DINING ROOM Solid oak flooring and windows to front and rear aspects.

KITCHEN/BREAKFAST ROOM An impressively fitted kitchen with units, stone composite worktops and an inset double sink and drainer. Integrated appliances include a dishwasher, fridge, freezer and extractor hob and Range cooker. A spacious seating area and a timber and glass staircase rising to the first floor.

BOOT ROOM Window to both sides and front aspects and a door leading outside.

First Floor

LANDING With a fitted storage cupboard.

MASTER BEDROOM Fitted wardrobes, window to front aspect and an **ENSUITE** which is extensively tiled and impressively presented with a large walk-in shower cubicle, wash hand basin, WC, fitted storage, a heated towel rail and window to side aspect.

DRESSING ROOM Fitted storage and window to front aspect.

BEDROOM 2 Window to front aspect and an **ENSUITE** which is mainly tiled with a bath, WC, wash hand basin, heated towel rail, storage and window to side aspect.

Outside

The property is approached through timber gates which open to the large gravel driveway providing parking for several vehicles and **SINGLE GARAGE**. The rear garden is predominately lawned with a paved terrace and pathway. The garden is decorated with established shrubs, plants and trees planted within the border beds.

Yew Tree Cottage, Woodditton Road, Kirtling, Cambridgeshire, CB8 9PG

SERVICES Oil central heating. Mains water, drainage and electricity.
Note, none of these have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council.

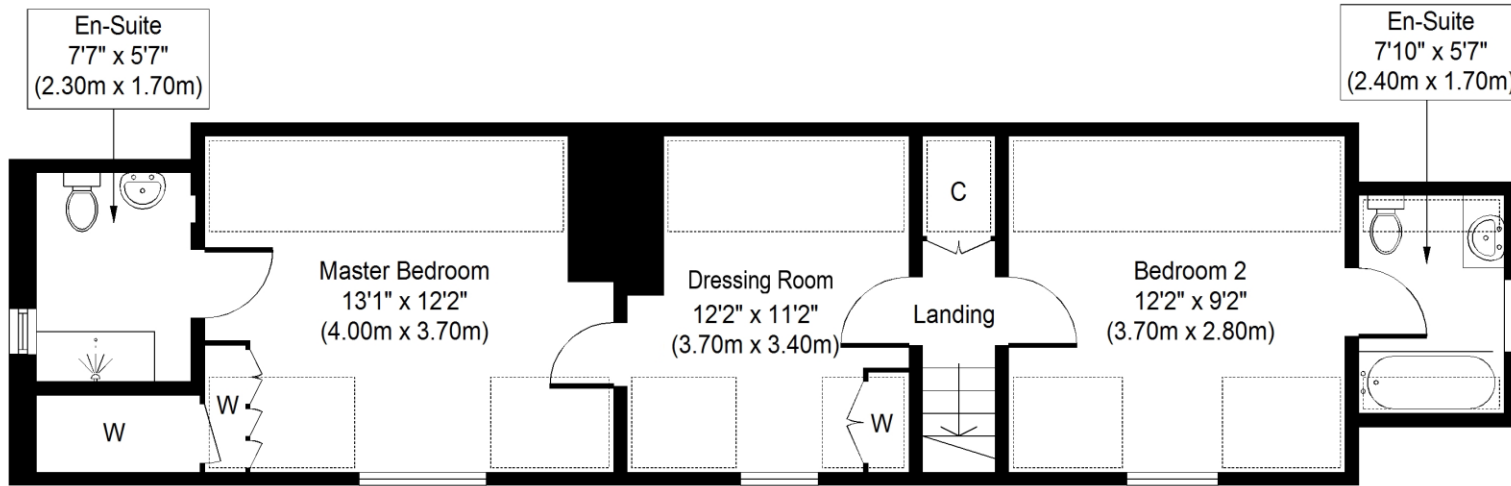
COUNCIL TAX BAND E.

TENURE Freehold.

WHAT3WORDS elders.endlessly.pebble

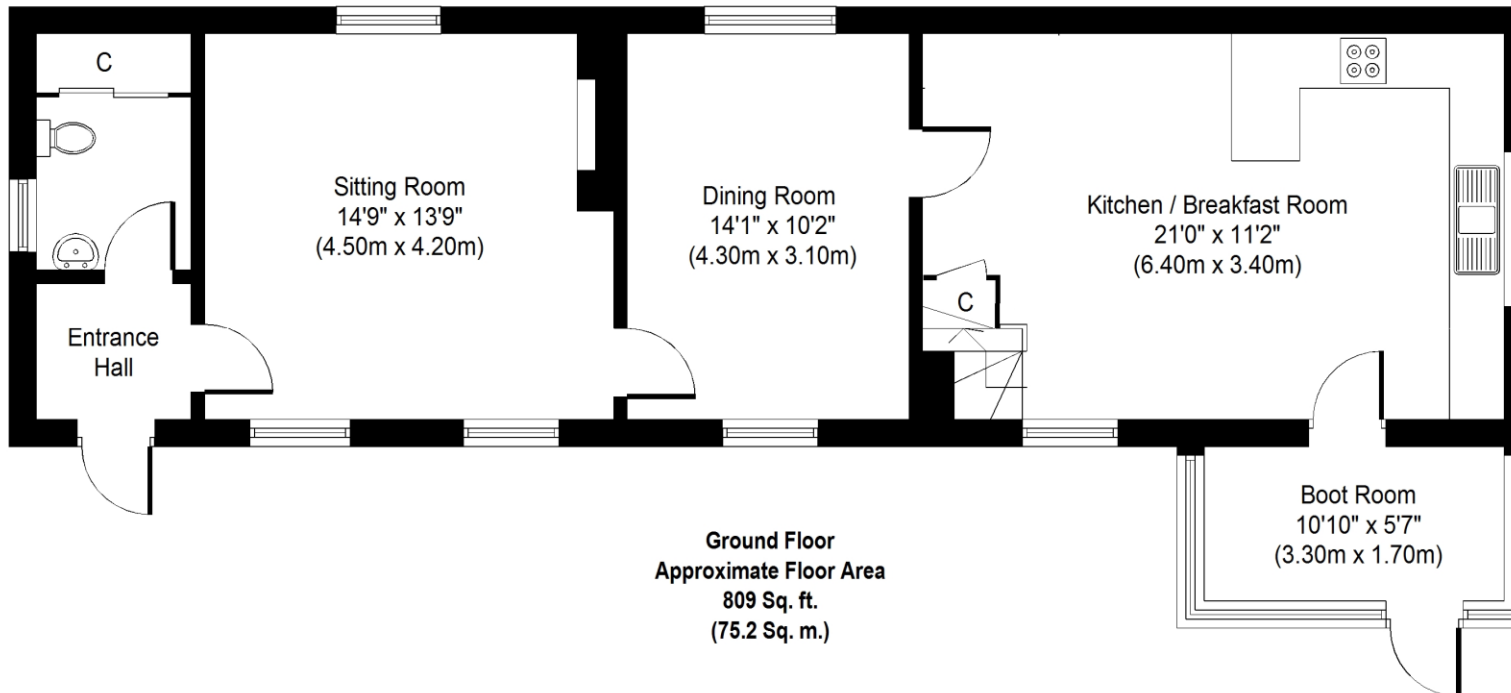
VIEWING by prior appointment only through David Burr estate agents.





First Floor
Approximate Floor Area
610 Sq. ft.
(56.7 Sq. m.)

= Reduced Headroom Below 1.5 m / 5'0



Ground Floor
Approximate Floor Area
809 Sq. ft.
(75.2 Sq. m.)

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.

