



DAVID  
BURR

**Woodman House,  
Carlton Green**



# Woodman House, Carlton Green, Carlton, CB8 9LE

Carlton is a small village set amidst undulating countryside close to the River Stour and the border of Cambridgeshire and Suffolk. The village offers a church and the neighbouring village of Brinkley features a pub called The Red Lion. Further amenities can be found in the nearby University City of Cambridge 14 miles and the world renowned horse racing town of Newmarket is just 7 miles, both of which provide commuter rail links to London. Carlton is well situated for access to the A11 which interconnects with the M11, there is also a bus route through the village into the nearby town of Newmarket.

The charming Grade II listed detached cottage is situated in a quiet rural location, enjoying far-reaching views over open countryside. The property offers a delightful blend of original period features, including exposed beams and fireplaces, alongside modern luxuries such as a recently added Neptune kitchen, all set within mature gardens and benefiting from off-road parking and a garage.

## A tastefully presented Grade II listed home situated in a quiet rural location.

### Ground Floor

**ENTRANCE HALL** With storage cupboard and tiled flooring.

**SITTING ROOM** A charming and well-proportioned room featuring an attractive inglenook fireplace with a wood-burning stove, outlook to the front, and stairs rising to the first floor.

**KITCHEN/BREAKFAST ROOM** Tastefully fitted with a Neptune kitchen offering a range of units under granite worktops with an inset double sink with additional preparation sink. Appliances include a double oven range with 5 ring gas hob, integrated dishwasher and fridge. A large walk-in pantry provides further storage, with a door to the rear.

**DINING ROOM** Another charming room featuring exposed beams and an inglenook fireplace.

**GARDEN ROOM / BEDROOM 4** A lovely, light-filled room enjoying a double aspect, featuring a gas fireplace and French doors opening to the garden.

**CLOAKROOM** With WC.

**SHOWER ROOM** Stylishly fitted with a tiled shower cubicle and wash basin.

### First Floor

**LANDING** With built-in storage cupboards, leading to:

**BEDROOM 1** A delightful room with exposed beams and far-reaching views over open countryside. Access leads through to:

**EN SUITE** Fitted with a modern suite comprising a WC, wash basin, and tiled shower cubicle, with storage behind.

**BEDROOM 2** With outlook to the front, and a fitted cupboard.

**BEDROOM 3** Currently used as a dressing room, featuring fitted wardrobes and an outlook to the front.

### Outside

The property is situated in a quiet rural location, set behind a pretty front garden with gates opening onto a driveway providing parking for several vehicles and the **GARAGE** which has light and power connected.

The rear gardens are a true asset to the property, enjoying a south-westerly aspect with extensively paved terraces opening onto a lawn, surrounded by mature shrub beds, borders, and a variety of trees. The kitchen garden incorporates two timber sheds, raised beds, and a greenhouse.

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The summer house creates a focal point in the garden, whilst to the rear of the garage there is an additional storage shed.

**SERVICES** Oil fired central heating to radiators. Mains water. Private drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY** South Cambridgeshire District Council.

**COUNCIL TAX BAND E.** (£2,884.79per annum)

**TENURE** Freehold.

**CONSTRUCTION TYPE** Traditional timber frame.

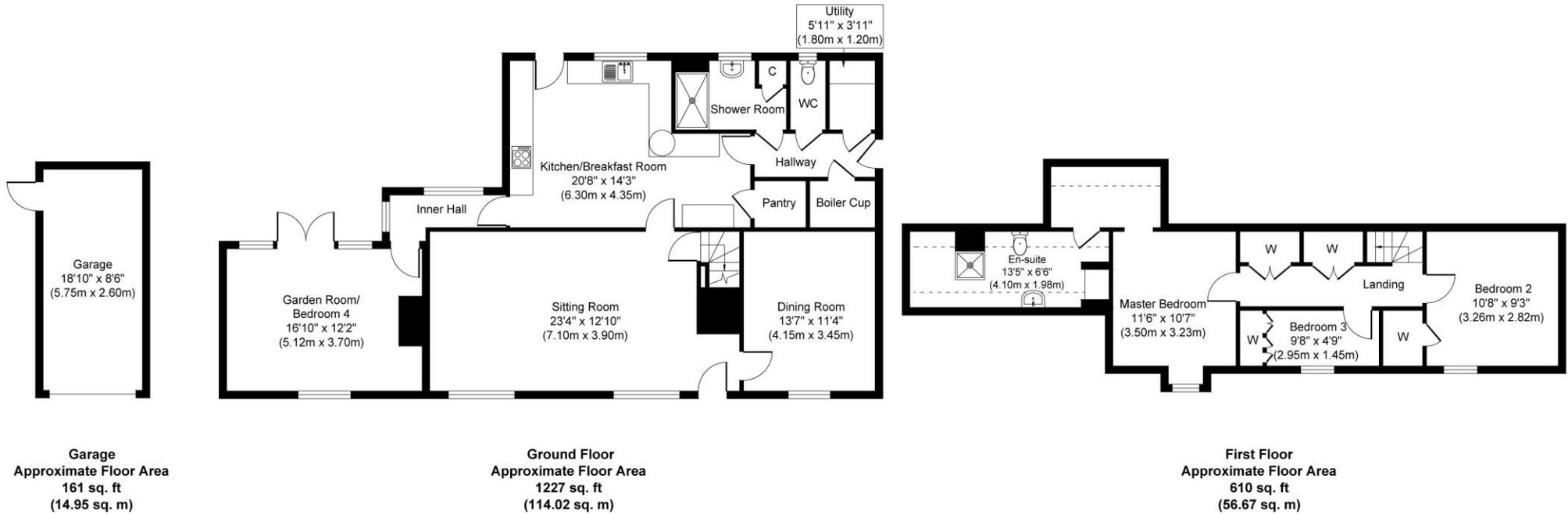
**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.  
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** bossy.cost.camcorder

**VIEWING** Strictly by prior appointment only through DAVID BURR.

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**Garage**  
Approximate Floor Area  
161 sq. ft  
(14.95 sq. m)

**Ground Floor**  
Approximate Floor Area  
1227 sq. ft  
(114.02 sq. m)

**First Floor**  
Approximate Floor Area  
610 sq. ft  
(56.67 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

