



**ANTONY  
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ESTATE AGENTS

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## HIGH STREET, HORNINGSEA, CAMBRIDGE **SOLD**

### GUIDE PRICE £465,000 Freehold

Antony Davis are delighted to offer this spacious and charming Grade II listed Thatched Cottage in the desirable village of Horningsea.

- Character Property
- Cloakroom
- Designated Parking Space
- Dining Room
- Grade II Listed
- No Onward Chain
- New Thatch
- Central Heating via airtsource heatpump

This property is very presentable, and benefits from just having a new thatch and has off-street parking

The property is located on the High Street a short drive from the A14 East Bound

As you enter the property through either the front or side door, you instantly get a feeling of its charm and character you would expect from a property dating back to the 18th century.

The side entrance takes you to the kitchen area with doors leading to the downstairs cloakroom/utility room.

Utility room/Cloakroom

Belfast Sink, plumbing for washing machine, vent for tumble dryer, large airing cupboard, shelving and a low-level WC. Tiled floor.

Kitchen 14'4 x 10'7 (4.38m x 3.22m) Fabulous size with a range of base and wall units, new quartz/recycled glass eco worktop, integral electric oven and hob, stainless steel sink and drainer. Space for separate refrigerator and freezer. Cloaks cupboard. Tiled splash backs, tiled flooring, and breakfast bar area. Internal window over-looking the conservatory. French doors leading to the large terraced garden.

Internal door leading to the conservatory/study area. 14'3 x 4'7 (4.34m x 1.39m) Tiled floor. French doors leading to the rear of the property.

Sitting Room: 15'3 x 12'9 (4.66m x 3.88m) Natural wood and brick flooring compliments this room perfectly, with the built-in storage in the alcoves next to the inglenook fireplace. Window to front aspect along with the main entrance, stairs lead to the first floor.

Radiator with entrance to the separate dining area.

Dining Room: 12'6 x 10'7 (3.80m x 3.22m) Brick flooring with windows to the front, side, and rear aspect, giving this room a light and airy feel. Built in bookcase. Radiator.

First floor

Family Shower room: Shower cubicle, WC and wash basin. Window to side aspect heated, towel rail. Two good sized built in cupboards and shelving. Tiled floor.

Bedroom 1: 14'4 x 12'2 (4.38m x 3.70m) window to rear aspect, radiator, beams feature throughout. Shelving and loft hatch.

Bedroom 2: 12'6 x 11'9 (3.80m x 3.59m) Window to front aspect, spacious storage in the eaves, and walk in wardrobe, radiator and once again beams feature throughout.

Central heating via airsource heatpump.

Outside:

Front: A picket fence surrounds the front of the property with a wooden gate that leads to the main entrance. To the side, there is gravel driveway with parking for a vehicle with side access to the property.

Rear: You access the rear garden through a gate which takes you to a large, private, part walled terraced area with mature trees and shrubs and a garden shed in the corner. Outside tap and electrical supply.

Council Tax Band C

Horningsea

Horningsea is a quaint and picturesque village located just 4 miles from Cambridge City Centre. Historic significance relates to the Roman Pottery Industry in the village as published in a recent East-Anglian Archaeology study.

At the heart of the village is St Peter's Church, the village offers amenities such as a Garden Centre, and several small local businesses. The Crown and Punchbowl and Plough and Fleece are both popular pubs located on the High Street.

The village is just under a 20 minute drive to Cambridge City Centre, where there are brilliant historical buildings, many associated with the esteemed University of Cambridge and plenty of popular shops, restaurants and other amenities.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

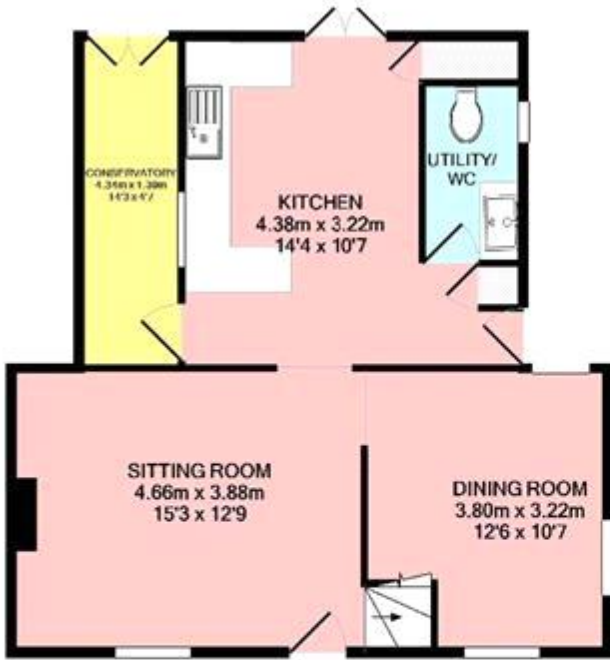
Council Tax Band: C (South Cambridgeshire District Council)

Tenure: Freehold

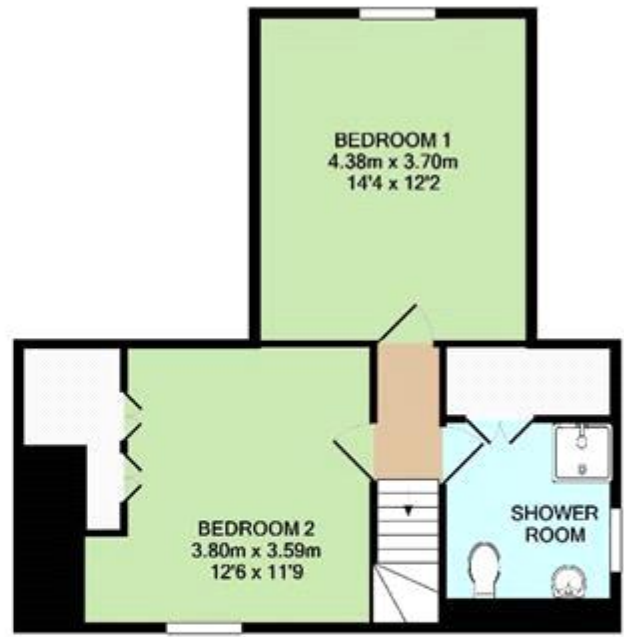




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GROUND FLOOR  
APPROX. FLOOR  
AREA 56.0 SQ.M.  
(603 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 43.3 SQ.M.  
(466 SQ.FT.)

TOTAL APPROX. FLOOR AREA 99.3 SQ.M. (1069 SQ.FT.)

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. 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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