



HARVEY ROBINSON

Offers In Excess Of
£725,000

12 High Street
Croxton, PE19 6SX

- FOUR DOUBLE BEDROOMS
- GRADE II LISTED THATCHED COTTAGE
- THREE / FOUR RECEPTION ROOMS
- APPROXIMATELY 0.46 ACRES

- 1738 SQ.FT. OF ACCOMMODATION
- LANDSCAPED GARDENS + NATURAL POND
- CONVERTED GARAGE / ANNEX POTENTIAL
- PERIOD FEATURES AND BEAMS

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Rose Cottage, High Street, Croxton

A Grade II listed thatched four bedroom detached cottage, with separate annex potential, occupying a rural position within the village of Croxton within well maintained private gardens extending to approximately 0.46 acres.



PROPERTY SUMMARY

Rose Cottage originally dating from the 17th century is essentially made up of two parts conjoined, with the front being constructed of traditional timber frame and rough cast rendered elevations under a half hipped thatched roof. The rear part of the property was added in the late 1980's increasing the internal living space considerably. The current owners purchased the cottage over a decade ago and have made extensive improvements but retained period and original features which blend with the modern day amenities. Features include exposed beams and timbers with a carving within an oak ceiling beam indicating that the cottage was built around 1697, a dual-fireplace in the main reception rooms and bespoke wooden stable-doors. The 1,738 sq. ft. of accommodation in brief consists of an Entrance Hall, Lounge, Dining Room, a Snug and a spacious modern Kitchen/Breakfast Room leading onto a Utility Room and downstairs Bath and Shower Room. Three double Bedrooms and a further Shower Room can be found on the First Floor levels accessed separately by two different staircases.

Passing the 5-bar gate, the gravel driveway provides ample parking and access to the detached double-width Garage which has been converted to house a Games Room with Kitchenette, and a Shower Room to the Ground Floor. A staircase leads to a 16ft in length Study/Office. There is also a detached timber Summer House overlooking the natural Pond and Garden, a Workshop, Kennels and a Greenhouse too.

ENTRANCE HALL AND RECEPTION ROOMS

The naturally well-lit Entrance Hall has ceramic tiled flooring expanding into the Kitchen/Breakfast Room and beyond to the Utility Room and fully tiled Bath and Shower Room. A full-turn staircase to the rear of the property has a storage cupboard underneath, with a wall mounted LPG gas-fired boiler within and leads up to two double Bedrooms. The Lounge and Dining Room to the front of the home are both dual aspect with features including exposed beams and timbers, a fireplace is shared between the rooms with raised hearths and internal feature windowsills. The original front door is off the Dining Room. The Snug is open plan from the Dining Room although separated by original exposed beams and provides a perfect reading corner or working from home space. The second staircase leads to another double Bedroom and Shower Room.





KITCHEN / BREAKFAST ROOM / UTILITY ROOM

The dual-aspect open plan Kitchen/Breakfast Room is fitted in a range of modern white high gloss units with complementary work surfaces over. Integrated appliances include a fridge/freezer, dishwasher and wine cooler. A Range-style electric double oven with 5-ring gas hob has an electric stainless steel extractor hood over. There is a reclaimed solid wood breakfast bar providing seating for up to four places overlooking the Courtyard. The Utility Room has wall and base mounted units with work surfaces over and a stainless steel sink. Space and plumbing is present for a washing machine and tumble dryer underneath.

GARDENS

The beautifully maintained gardens are a particular feature and wrap around the cottage providing private screening. The front is enclosed by a mature hedgerow and is split into two parts; a lawn and seating area with pergola over leads to a maze of hedgerow and mature shrubs and trees. The rear garden is fully enclosed by hedgerow also and enjoys countryside views to the rear. It is primarily laid to lawn with a variety of mature trees including fruit trees and shrubs, plants, flowers and bushes to various raised flower beds. A natural pond is a main feature of the garden with seating areas providing the best views located at the borders of the garden. A paved Courtyard area provides adequate space for outside dining and entertaining leading onto a private bamboo screened patio with a hot tub. A personnel door leads to the detached single Garage/Annex.

LOCATION

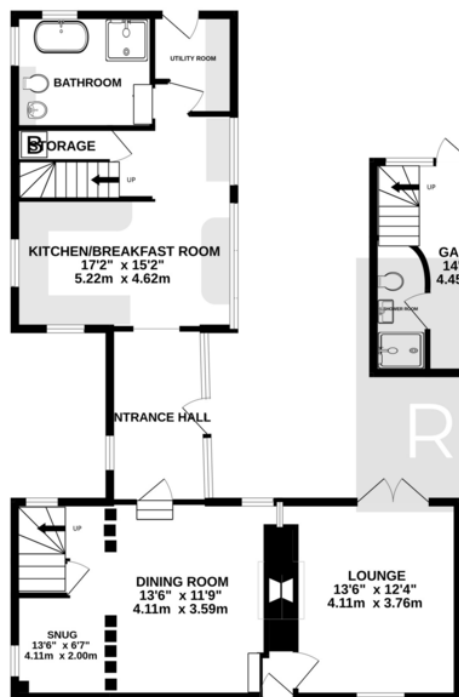
Croxton is a village situated approximately 13 miles to the west of Cambridge. The village is a linear development along an effectively no through road, leading to Croxton Park, the designated historic Grade II parkland and organic livestock farming, which surrounds the village. Cambourne, approximately 6 miles to the east, offers an excellent range of shopping facilities including a supermarket, fuel station, doctors' surgery, dentist, pharmacy, cafes and restaurants and Village College - rated outstanding by Ofsted.

St Neots Town centre is located just over 4 miles away to the west with various shops, bars and restaurants, The mainline train station provides access into London Kings Cross and St Pancras within the hour making it ideal for the commuter. Cambridge is accessed along the A428 within 15 minutes by car. The A1/M is 6 miles, A14 7 miles and M11 (junction 13) approximately 10 miles.

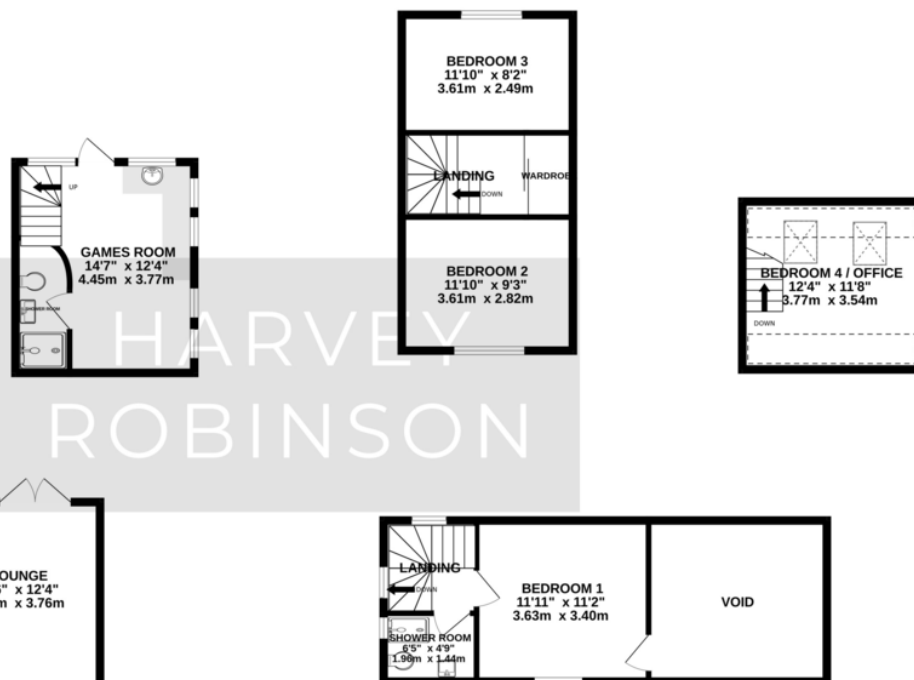




GROUND FLOOR
977 sq.ft. (90.8 sq.m.) approx.



1ST FLOOR
762 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 1738 sq.ft. (161.5 sq.m.) approx.
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FAQ'S

Property Tenure: Freehold
Property Age: 1696 and 1987
Council Tax Band: F
Water Meter: No
Loft Boarded: Yes – in rear part
Gas Central Heating: LPG
EPC Rating: Grade II Listed = Not Required
What3Words Location: [///education.cheer.recitals](https://www.what3words.com/location/education.cheer.recitals)
Postcode for SatNav: PE19 2SX

UTILITIES

Gas: Flow Gas
Electric: British Gas
Water: South Staffordshire Water

TRAVEL

Cambourne: 6.2 miles
St Neots: 4.2 miles
St Neots Railway Station: 3.8 miles
Cambridge: 13.1 miles

GENERAL

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

HARVEY ROBINSON

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