



Hythe Lane, Burwell, Cambridge

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Tolgate Cottage

8 Hythe Lane

Burwell

Cambridge

CB25 0EH

An immaculately presented Grade II listed cottage and studio within a popular rural village

A11 (J13) 8.5 miles, Cambridge city centre 12.3 miles, Cambridge station 12.5 miles (London Kings Cross 42 mins)

Reception, sitting & family room | Kitchen Dining area | Utility | Cloakroom | Principal bedroom with en suite | 2 Further bedrooms Shower room | Studio

The property

8 Hythe Lane is a charming Grade II listed, detached thatched cottage which has been comprehensively and sympathetically extended and tastefully renovated to provide a range of attractive accommodation arranged over two floors. It offers an array of adaptable spaces, including a mezzanine area for multi use, a purpose-built home office studio within its pretty private garden.

The cottage has dual entrances via either a porchway to the more recent addition, or via the main cottage into its characterful snug. Both the snug and the adjacent sitting room, feature handsome original fireplaces equipped with stoves and traditional diamond-lead windows. A further family room enjoys fine wood flooring, multiple aspects and tri-folding doors to the patio and manicured garden. The almost 30ft. open-plan kitchen and dining area is a light-filled and sociable space, with skylights and French doors to the sunken sun terrace. The kitchen features a range of versatile powder blue modern country-style cabinetry, including a large central wood-topped island/breakfast bar.

A generous hallway with an array of bespoke fitted cabinetry features a second stairway and access to the well-appointed utility and cloakroom.

On the first floor are three well-proportioned bedrooms with exposed timber beams, all with fine fitted cabinetry, the larger principal suite enjoying the use of a modern en suite shower room and an additional contemporary shower room completing the floor.

Tolgate Cottage gains its name from when this cottage once sat on the gate of the river where it received tolls from all that passed.

Outside

The property enjoys a well-sized private plot comprising a sizeable gated gravelled driveway and a manicured lawned wrap-around garden. The plot is enclosed via pretty picket fencing and brick-built walls and contains a variety of mature trees, planting and shrubs. There are neat timber-built beds with vibrant flowers, as well as two sunny paved terraces ideal for al fresco dining and entertaining at any time of the day. Three garden sheds offer useful storage, whilst the airy 16ft. detached studio offers the perfect setting for those working or running a business from home.

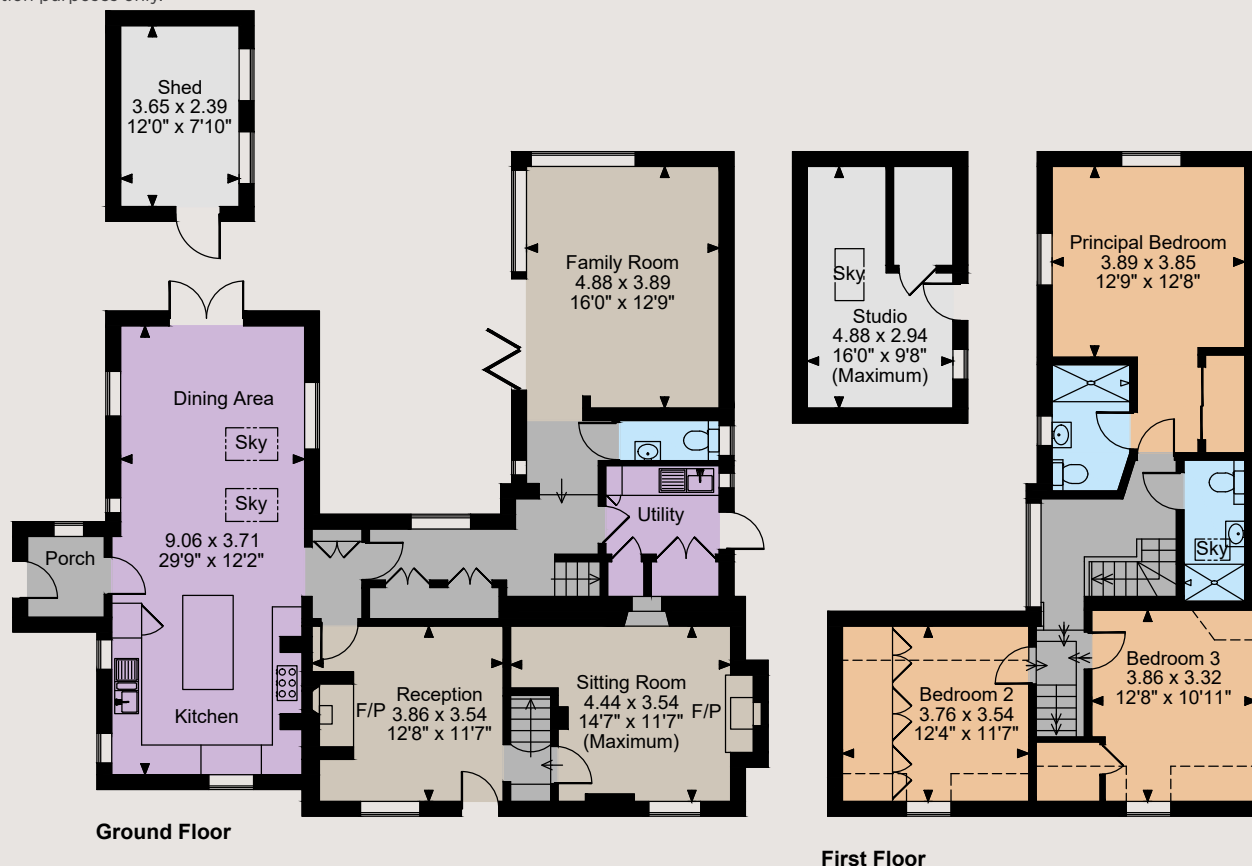
The location

Desirable Burwell is the largest village in East Cambridgeshire, within easy reach of the city of Cambridge. The village enjoys a wealth of amenities including a recreation ground, church, three public houses, restaurants, bakers, Post Office, Co-Op and a coffee shop. Scenic walks and rides can be enjoyed at National Trust's oldest nature reserve, Wicken Fen. Cambridge offers an extensive selection of shops and cultural facilities and speedy London train links. Notable nearby schools include St John's and King's College.





Floorplans
House internal area 1,836 sq ft (171 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions

From Cambridge: head north-west, taking the A1134 to the A1303 and continuing onto the B1102 at Church Road. Proceed for 7 miles before heading left onto The Causeway, Hythe Lane and Low Road. After a further right, the property will be on the right-hand side.

General

Local Authority: East Cambridgeshire

Services: Mains electricity, water, gas and drainage.

Council Tax: Band D

Tenure: Freehold

Guide Price: £800,000

Cambridge

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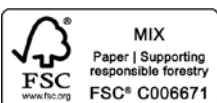
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