



28 North End, Bassingbourn

Royston

In Excess of **£675,000**



28 North End

Bassingbourn, Royston

Ensum Brown area delighted to offer for sale this 3 bedroom, detached period cottage with outbuilding that is located on a generous plot in the region 1/4 of an acre in the desired 'North End' area of Bassingbourn.

Accommodation, in the region of 1500sq ft, with period features throughout.

Council tax band: E

Tenure: Freehold



PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this detached, grade II listed, period cottage, located on a generous plot in the region of a quarter of an acre, in the highly desired 'North End' area of the popular village of Bassingbourn. Spacious accommodation of approximately 1500sq ft with some beautiful period features and with the addition of an outbuilding.

Approaching the property, you have driveway parking for multiple vehicles and leading to a detached garage. As you walk to the property you will see this cottage has an abundance of kerb appeal. Stepping inside, you will see this property retains period features such as wooden beams, exposed brickwork and fireplaces.

On the ground floor you have two reception rooms, both of generous proportions. The lounge features an Inglenook fireplace with wood burning stove and timber bressummer and the snug/dining room the same but with an open fireplace. Of course, these rooms offer completely flexible for you to use as you wish.

The kitchen/breakfast room is an extension to the original property and is light and spacious, especially thanks to the vaulted ceiling. Fitted with a range of Farmhouse style wall and base units with work surfaces over with an inset Butler sink. There is space for all appliances including a range oven. Adjoining the kitchen is a utility room with for additional storage and utilities. Completing the ground floor is a cloakroom toilet off the utility room.

Going to the first floor, off the landing, you have 3 double bedrooms and certainly no box room. With Jack and Jill doors the bathroom acts as an en-suite to bedroom one as well as the family bathroom. The bathroom is fitted with a three-piece suite in white including a panelled bath with shower over, low level w.c. and vanity unit housing a wash hand basin. Completed with part tiled walls and floors.

Outside, the generous gardens benefit from a high degree of privacy and are mainly laid to lawn with hedges and mature trees. There is also paved patio areas and a summer house, as well as access to the outbuilding that you could certainly make more of if you wished.

- Detached Cottage
- Period Features





LOCATION - BASSINGBOURN

Bassingbourn is a pretty parish village, located in South Cambridgeshire, a couple of miles north of the town of Royston and just 14 miles from the city of Cambridge. The village is fortunate to have a network of 24 public rights of way extending over 13 miles, and another 1 mile of permissive paths, where landowners give permission for the public to walk. The network of paths gives ample opportunities for circular walks, and footpaths also link the parish with Whaddon, Melbourn, Litlington and Abington Pigotts.

The village has a number of facilities and shops, including a doctor's surgery, a dental surgery, a garage, sub-Post Office, coffee shop, chemist, hairdressers and general grocers. It also has two remaining pubs: The Hoops, occupying a 17th-century building in the village, and The Belle (formerly the Pear Tree) at North End. On the edge of the village, you will find located Bassingbourn Village College, Bassingbourn Community Primary School and Bassingbourn Pre-school, providing a continuation of education from the age of 2 1/2 up to school leaving age.

The Church of St Peter and St Paul is a stunning building with a rich history - older than the Church of England itself - and is pleasantly situated near the centre of the village, in an excellent rural setting among trees and hedges. There is a busy service schedule and many activities for residents of all ages to attend.

The village's proximity to Royston means that residents have access to the town's many other amenities, such as the mainline train station offering regular fast services to both Cambridge and London Kings Cross. There is also a leisure centre, sports clubs, dentist's surgeries, and highly-regarded schools for all ages. Also, from Bassingbourn, you can pick up the train line from the neighbouring village of Meldreth.

The A1M and M11 are within a 20-minute drive via the A10/A505, and London Stansted and Luton Airports are both 30-minutes away. If you're on the lookout for a home in a beautiful, countryside location, we encourage you to visit Bassingbourn. It's not one you want to miss!

Council tax band: E

Tenure: Freehold

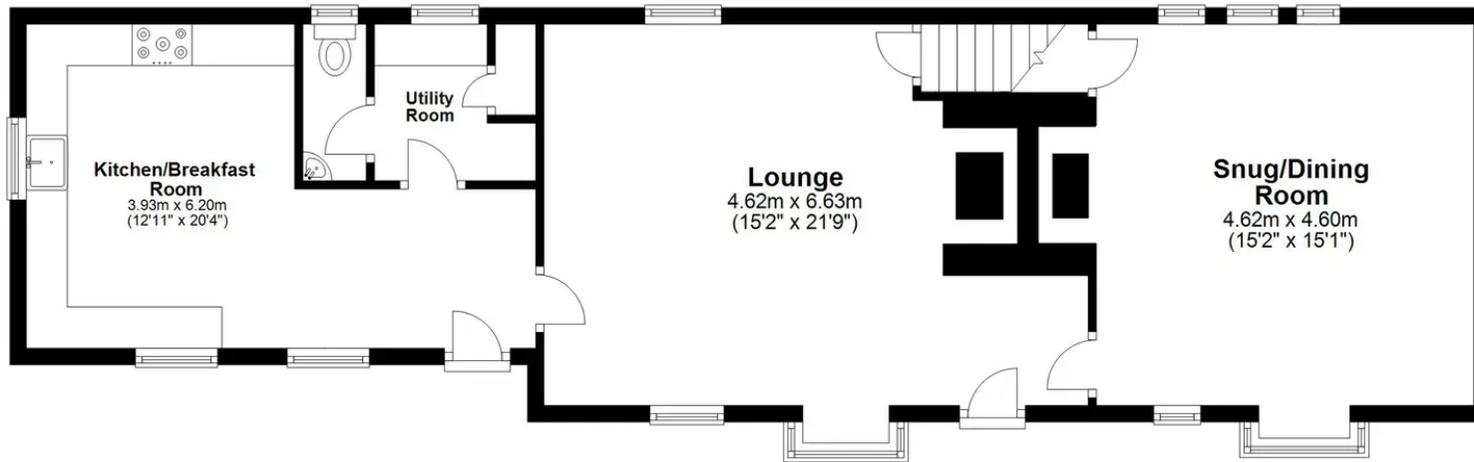
- Detached Cottage
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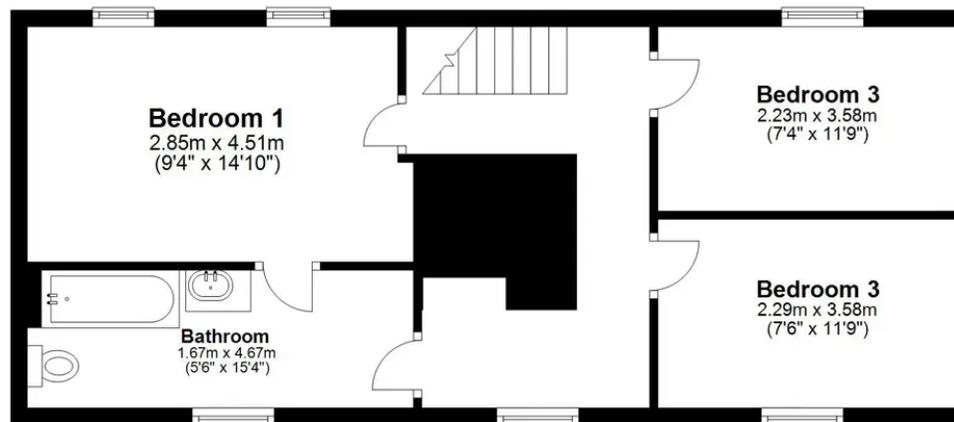
Ground Floor

Approx. 88.2 sq. metres (949.8 sq. feet)



First Floor

Approx. 52.1 sq. metres (560.7 sq. feet)



Total area: approx. 140.3 sq. metres (1510.5 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.



Ensum Brown

Ensum Brown Estate Agents, 42 High Street, Royston - SG8 9AG

01763 750000

royston@ensumbrown.com

<http://ensumbrown.com>