



Grange Road, CB10 1TA

CHEFFINS

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Ickleton,
CB10 1TA

FULLY BOOKED FOR VIEWINGS Please contact the office to be added to the cancelation list. An attractive two double bedroom barn conversion, located on a working arable farm and providing beautiful accommodation throughout. Ideal for professionals wanting a slice of country living! Available now on an unfurnished basis. EPC Rating C and Council Tax Band E

LOCATION

Ickleton is a popular and highly sought after Cambridgeshire village close to the Essex border. As well as many fine period properties and an historic Church, the village has a popular Inn and Shop/Post Office. Saffron Walden is around 5 miles and Cambridge is about 11 miles away. The M11 (junction 10) is approximately 3 miles distant and Great Chesterford mainline station with trains to Cambridge and London's Liverpool Street is about 1 1/2 miles away.

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£1,500 PCM





GROUND FLOOR

ENTRANCE HALL

Opening through to the living area and with stairs ascending to the first floor.

LIVING AREA

Stunning open space with large windows allowing natural light to flood the room. With exposed brickwork and beams and leading through to the kitchen diner.

KITCHEN/ DINER

The beautiful fitted kitchen comes with a range of base and eye level units with exposed brickwork and beams. Including Everhot electric Aga, Smeg fridge freezer and integrated dishwasher. Patio doors lead out to the enclosed garden.

UTILITY AREA

Additional space off of the kitchen housing the boiler and washing machine. Access to the wet room and boot room.

WET ROOM

With wash hand basin, low level toilet, shower and heated towel rail.

BOOT ROOM

A terrific additional space with access onto the garden and to the front of the property.

FIRST FLOOR

LANDING

Velux windows flood the landing area in natural light. With doors leading to adjoining bedrooms.

MASTER BEDROOM

A bright room with views over the surrounding countryside. With fitted wardrobes as well as en suite shower room.

EN SUITE

Wash hand basin with vanity unit, low level W/C, shower unit and heated towel rail.

BEDROOM TWO

Double bedroom with Velux windows and walk through area, ideal for wardrobe space and providing access to en suite.

EN SUITE

Three piece suite with wash hand basin, low level W/C, heated towel rail and roll top bath with shower over.

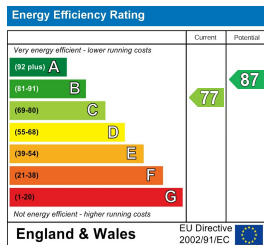
OUTSIDE

Large enclosed garden to the rear of the property with area laid to lawn as well as Patio. Parking to the front as well as additional patio area.

VIEWINGS

Strictly by appointment through the agent.





£1,500 PCM
 Council Tax Band - E
 Local Authority - SOUTH CAMBS



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.