



Mandeville House 4 Mandeville
Burwell, Cambridgeshire. CB25 0AG
Guide Price £725,000

MA
Morris Armitage

01638 560221

www.morrisarmitage.co.uk

Mandeville House 4 Mandeville, Burwell, Cambridgeshire. CB25 0AG

A rare opportunity to purchase this double fronted Victorian period property tucked away in a quiet location within the heart of the village.

Retaining a wealth of character elements combined with modern conveniences, this property offers accommodation to include three reception rooms - two with wood burners and one with an open fireplace. The kitchen boasts solid oak cupboards and a centerpiece AGA, providing continuous hot water.

Originally two cottages, the renovation works have kept much of the original character, adding two staircases that lead to three bedrooms and a spacious family bathroom.

Externally, this beautiful home enjoys magnificent, mature, fully stocked gardens. Complete with an extensive driveway accessed via five bar gates.

EPC (F)
Council Tax Band E (East Cambs)

Accommodation Details

Porchway with brick archway leading in to:

Reception Dining/Room

12'3 x 9'11

Arched door way through to original brick flooring, multi fuel Huntington Stove, York stone hearth, doors leading to one of the stairways to the first floor, under stair cupboard with oil fired central heating/hot water boiler, kitchen and a further reception room.

Reception Room 1

15'1 x 11'11

Windows to the front with views into the garden a rear leaded light window, Mandarin plaid carpet, white stone fireplace, complimented by black granite hearth housing the Stovax Vogue Mid Eco - Multi fuel Stove.

Kitchen

12'10 x 11'11

Fitted with a matching range painted solid oak, eye level and base storage units with Nero Absolutto black granite work top surfaces over, oil fired

aga which also provides constant hot water, Franke Belfast sink, with pewter mixer tap, space and plumbing for washing machine, integrated dishwasher, larder pantry with ample storage, door and window to the rear garden.

Reception Room 2

14'9 x 11'11

Dual aspect window and leaded light window to the rear, Porchester Portland stone open fireplace, with stunning black granite hearth and infill.

Staircase

Two staircases run from both sides of the house, leading to the upstairs landing area.

Bedroom 1

16'1 x 11'10

Spacious Master bedroom, dual aspect windows to the front and side.

Bedroom 2

10'8 x 10'0

Window with a view of the garden, internal leaded window.

Family Bathroom

Spacious family bathroom, with Victorian style hand washing basin with chrome taps, Low level WC, large curved shower cubicle, fitted storage area.

Bedroom 3

15'1 x 11'11

Newly fitted carpets, front aspect window overlooking the garden, fireplace.

Loft Space

Potential for many different uses, accessed by the original loft ladder.

Outside

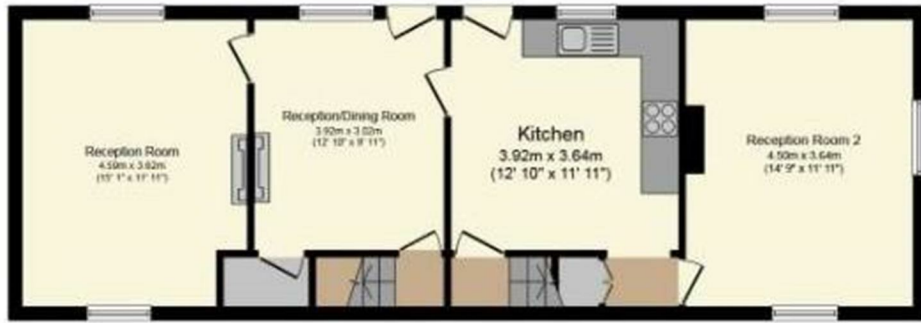
Garden

A part walled, private garden with mature walnut and cherry trees, perennial plants, shrubs, patio area.

Garden Store

Brick and local clunch garden store, with power, light and water tap.





Ground Floor



First Floor

Total floor area 130.0 sq. m. (1,399 sq. ft.) approx



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		33	54
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		35	52
England & Wales	EU Directive 2002/91/EC		

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