

Approximate Gross Internal Area
Ground Floor = 56.3 sq m / 606 sq ft
First Floor = 44.6 sq m / 480 sq ft
Total = 100.9 sq m / 1,086 sq ft

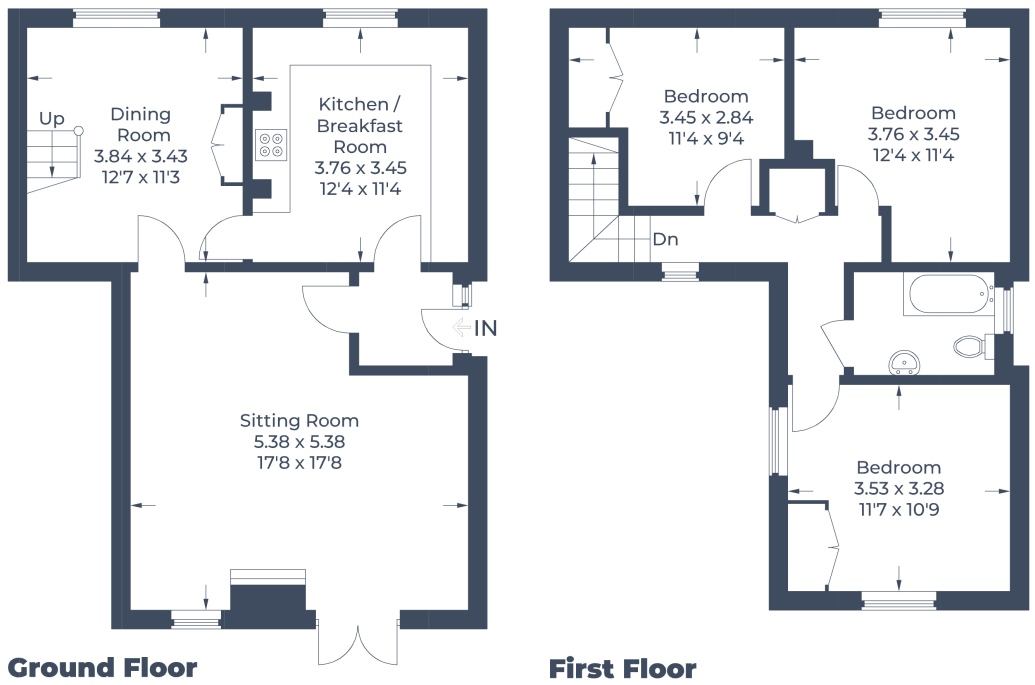
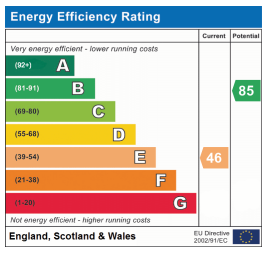


Illustration for identification purposes only,
measurements are approximate, not to scale.
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68 Caxton End, Eltisley, St Neots, Cambridgeshire PE19 6TJ £335,000

- CHARMING VICTORIAN END TERRACE COTTAGE.
- SOUTH FACING, FULLY ENCLOSED REAR GARDEN.
- TWO RECEPTION ROOMS INCLUDING A GARDEN-FACING LOUNGE.
- TWO MINUTES WALK TO THE VILLAGE GREEN & PRIMARY SCHOOL.
- NO FORWARD CHAIN.
- ST NEOTS 5 MILES (KINGS CROSS FROM c.50 MINUTES), CAMBRIDGE 14 MILES.
- THREE DOUBLE BEDROOMS.
- QUIET NO-THROUGH ROAD POSITION.
- OPEN FIRE AND FRENCH DOORS TO THE GARDEN.
- UNRESTRICTED ON-STREET PARKING TO THE FRONT.
- DOUBLE GLAZED THROUTHOUT, NEW OIL STORAGE TANK.









Introduction.

A delightful Victorian end-terrace cottage tucked away at the quiet end of a no-through road, just moments from Eltisley's village green and highly rated primary school and nursery. Combining period character with practical family living, the property offers three double bedrooms, two reception rooms, a south-facing garden and unrestricted parking directly outside. Offered with no onward chain.
The entrance opens into the hallway with original floorboards and coved ceilings, period detail that carries through the ground floor. To the front, the kitchen has base and eye level cupboards, glass fronted display cabinets, an integrated electric oven, hob and extractor, a Miele dishwasher and plumbing for a washing machine. A part glazed door leads through to the dining room, also front-facing, with a display cabinet and lit shelving and the stairs rising from one corner.
The lounge is undoubtedly the heart of the home. A full-height picture window and French doors frame views of the south-facing garden and draw in natural light through the afternoon and into the evening. With an open fire providing warmth and atmosphere during the winter months, it is a room equally suited to entertaining, relaxing and everyday family life.
Upstairs there are three double bedrooms, two of them with built-in wardrobes, and a family bathroom fully tiled with a bath and shower over. The principal bedroom looks out over the garden to the rear.
Outside
The rear garden is fully enclosed and south-facing, thoughtfully arranged to create a series of attractive seating and entertaining areas, with decking, a paved patio and established planting including a mature olive tree. Designed to be low maintenance, it provides an inviting space for outdoor dining and enjoying the sun throughout the day. A garden store sits to one side, and gated pedestrian access runs through to the front, where there is unrestricted parking outside the cottage.
Eltisley
Eltisley combines the appeal of a traditional Cambridgeshire village with excellent accessibility, making it particularly attractive to those seeking a quieter pace of life without sacrificing connections to Cambridge, London and surrounding market towns. The village is built around a large green, with The Eltisley public house, the parish church, and the well-regarded Newton Primary School and Bluebell Day Nursery all within a short walk. The thatched Cade Pavilion on the green is available for private hire.
The village suits both Cambridge and London routines. Central Cambridge is 14 miles, and St Neots mainline station is 5 miles away with fast services reaching King's Cross from around 50 minutes. Sandy station is 10 miles.
The character, flow and setting of the property are best appreciated in person. Contact us to arrange a viewing.

Ground Floor

Accommodation

Door to

Entrance Hall

Exposed floorboards, coved ceiling, radiator, doors to the lounge and kitchen

Kitchen

Window to the front. Base and eye level cupboards, drawer units, work surfaces with an inset ceramic one and a half bowl sink, glass fronted display cabinets. Integrated electric oven, hob and extractor. Miele dishwasher and space for a washing machine. Oil fired boiler, tiled floor, part glazed door to the dining room

Dining Room

Window to the front, coved ceiling, display cabinet with lighting, stairs rising to the first-floor landing

Lounge

French doors and a full height picture window to the south-facing rear garden. Fireplace with open fire, coved ceiling, TV point.

First Floor

First Floor Landing

Window to the rear, airing cupboard housing the hot water cylinder

Bedroom One

Double, with window overlooking the rear garden, radiator and built-in wardrobe

Bedroom Two

Double, with window to the front, radiator and built-in wardrobe

Bedroom Three

Double, window to the front and radiator

Bathroom

Fully tiled, comprising bath with shower over, WC, pedestal wash basin, radiator and frosted window

Outside

Rear Garden

The rear garden is fully enclosed and south-facing, thoughtfully arranged to create a series of attractive seating and entertaining areas, with decking, a paved patio and established planting including a mature olive tree. Designed to be low maintenance, it provides an inviting space for outdoor dining and enjoying the sun throughout the day. A garden store sits to one side, and gated pedestrian access runs through to the front, where there is unrestricted parking outside the cottage





