



Guide Price £325,000

2 CAMBRIDGE COTTAGES, NETTLESTONE HILL, NETTLESTONE, PO34 5DR



A MOST SOUGHT AFTER SETTING WITH WONDERFUL COUNTRYSIDE VIEWS!

This attractive and very well presented semi-detached home is one of the renowned 'college named' cottages an easy stroll away from Nettlestone and Seaview amenities, bus route, well reputed primary school and superb beaches. The extended accommodation offers an attractive sitting room, separate dining room, kitchen/breakfast room plus conservatory, as well as 3 DOUBLE BEDROOMS and luxurious bath/shower room. As well as ample character throughout plus far reaching rural views, further benefits include gas central heating, double glazing, lovely LARGE GARDENS plus a wide PARKING BAY (for up to 2 vehicles).

We would highly recommend an internal viewing to appreciate all that 2 Cambridge Cottages offers.

ACCOMMODATION:

Solid entrance door - accessed via side of property - into HALLWAY with stairs leading to first floor. Access to Sitting and Dining Rooms.

SITTING ROOM:

14'5 into bay x 11'9 (4.39m into bay x 3.58m)

Charming carpeted reception room with double glazed bay window to front. Radiator. Fireplace with log burner.

DINING ROOM:

11'10 x 11'9 (3.61m x 3.58m)

Well proportion, versatile room with double glazed window to side. Radiator. Deep under stairs cupboard.

KITCHEN/BREAKFAST ROOM:

16'3 x 12'4 max (4.95m x 3.76m max)

Spacious and bright room comprising modern cream coloured range of cupboard and drawer units with contrasting work surfaces over, incorporating inset sink unit. 5-ring gas hob with oven under. Space and plumbing for washing machine and tall fridge/freezer. Double glazed window offering superb views over the garden and fields beyond. Radiator. Ample space for breakfast table and chairs. Door to front. Further door to Conservatory.

CONSERVATORY:

An ideal spot to enjoy the garden and field views, a dual aspect conservatory with double glazed windows to side and rear, plus French doors to outside. Striking black and white vinyl flooring.

FIRST FLOOR LANDING

Carpeted landing with radiator and access to loft space. Doors to:

BEDROOM 1:

11'10 x 11'9 (3.61m x 3.58m)

Double bedroom with double glazed sash window with views over the opposite field and also towards the Solent. Radiator. Door to over-stairs cupboard.

BEDROOM 2:

9'10 x 9'0 (3.00m x 2.74m)

Double bedroom with double glazed window offering superb views over the rear garden and over the neighbour fields beyond. Radiator.

BEDROOM 3:

8'9 x 8'6 (2.67m x 2.59m)

A third double bedroom with double glazed window to side. Radiator.

BATH/SHOWER ROOM:

12'6 x 6'9 (3.81m x 2.06m)

Large, bright and luxurious room comprising suite of free-standing claw foot bath, separate large shower cubicle, pedestal wash hand basin and w.c. Part-observed double glazed window to rear. Heated towel rail. Built-in bathroom cabinet.

GARDENS:

A lovely enclosed garden with a fabulous far reaching outlook across the neighbouring fields. Patio area with few steps down to large lawned garden with 2 x timber garden sheds.

PARKING:

A wide and deep block paved driveway provides parking for up to 2 vehicles.

TENURE:

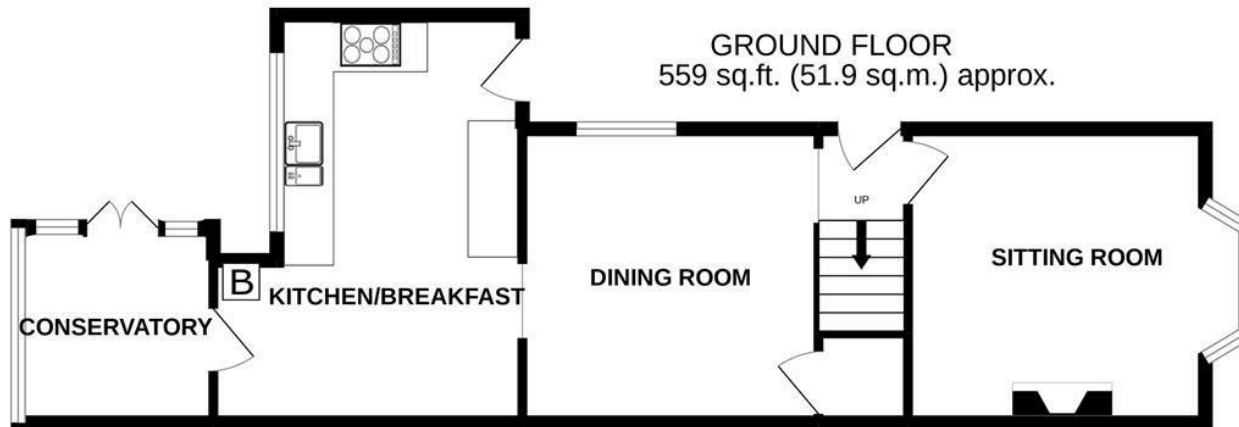
Freehold

COUNCIL TAX:

Band: C

DISCLAIMER:

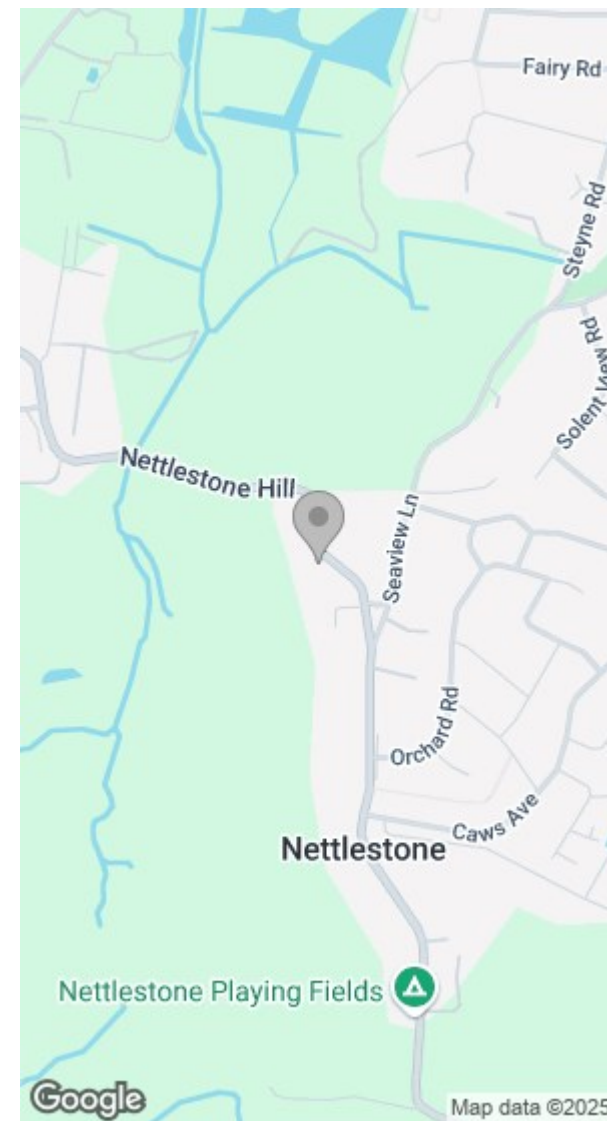
Whilst every effort has been made to provide accurate information, the details within are not to be relied upon as statements of fact. Not all areas of the house/land have been photographed, and the floor plan/measurements are approximate and not to scale. We have not tested any appliance or systems, and our description should not be taken as a guarantee that these are in working order. Should any alterations be mentioned as having been undertaken within the sellers' ownership, this is not confirmation that necessary consents have been obtained. A buyer should employ a solicitor/surveyor to verify relevant information.



TOTAL FLOOR AREA : 1052 sq.ft. (97.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

