



VICTORIA COTTAGE

Hildersham, Cambridge CB21



A CHARMING DETACHED COTTAGE IN A SOUTH CAMBRIDGESHIRE VILLAGE

Nestled in the centre of the village, Victoria Cottage sits within 0.19 acres of enclosed gardens with off-street parking and well-proportioned accommodation.

			EPC
3	2	2	TBC

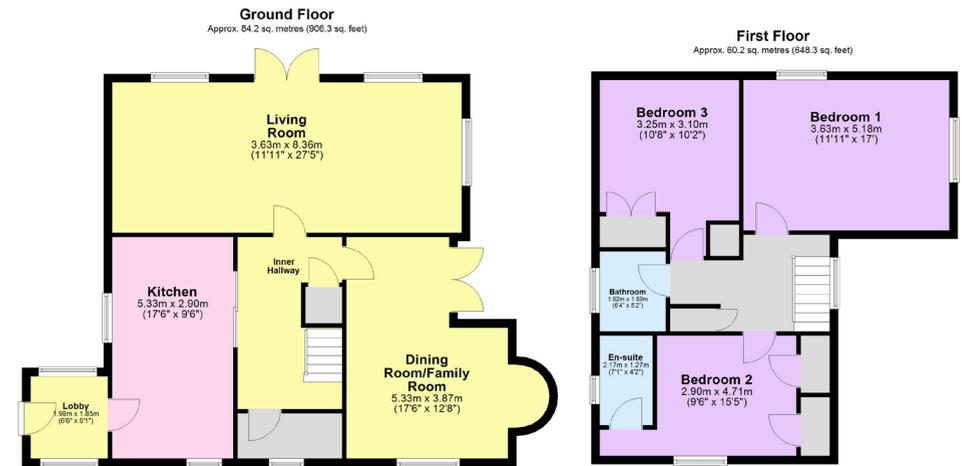
Local Authority: South Cambridgeshire District Council

Council Tax band: F

Tenure: Freehold

A side porch leads into a well equipped galley kitchen, with a stable door opening to the hallway and cloakroom. The home offers two reception rooms: a rear living room with fireplace and garden access, and a family/dining room with bay window. Upstairs are three bedrooms, a refitted family bathroom and an en suite. Outside, a five bar gate provides access to enclosed, dog friendly gardens with lawns, mature borders and a large garden store.

Hildersham is a peaceful village 9 miles south of Cambridge and 3 miles from Linton, with easy access to the A1307, M11, A11 and regular bus links into Cambridge. Whittlesford Parkway station is around 5 miles away for London services.



Total area: approx. 144.4 sq. metres (1554.7 sq. feet)

Approximate Gross Internal Area = xxx sq m / xxx sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Michael Houlden
+44 1223 972 910
cambridge@knightfrank.com

Knight Frank Cambridge
Fora, 20 Station Rd
Cambridge, CB1 2JD

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF East Anglia Ltd in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF East Anglia Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF East Anglia Ltd. 2. Material Information: Please note that the material information is provided to KF East Anglia Ltd by third parties and is provided here as a guide only. While KF East Anglia Ltd has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated <Particularsdate>. Photographs and videos dated <Photodate>. All information is correct at the time of going to print. KF East Anglia Ltd, a limited liability company registered in England with registered number 16443611. Our registered office is at The Barn Hempland Barn, Ufford Road, Woodbridge, Suffolk, IP12 2QE. KF East Anglia Ltd is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP. Each entity or practice in the Knight Frank global network is a distinct and separate legal entity. No Knight Frank entity acts as agent for, or has any authority to represent, bind or obligate in any way, any other Knight Frank entity. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.