



THE DOWER HOUSE
4 High Street, Croxton

Carter Jonas

THE DOWER HOUSE, 4 HIGH STREET, CROXTON, ST. NEOTS, CAMBS, PE19 6SX

- St. Neots Railway Station approx. 4 miles
- Cambridge City Centre approx. 12 miles
- Cambourne Amenities approx. 5 miles

Impressive drawing room • Farmhouse style kitchen • 2 Reception rooms • 5 Bedrooms • Family bathroom & 2 en-suite shower rooms • Beautifully landscaped grounds • Double garage • Detached coach house, incorporating a modern home office • Delightful rural setting • EPC rating F

DESCRIPTION

The Dower House has been well-maintained during the present owner's tenure and provides well-proportioned and versatile accommodation throughout. The property is set back from the High Street behind a substantial, gated driveway which provides access to the coach house and double garage.

The ground floor accommodation is arranged radially off an impressive central reception hall. The kitchen family room benefits from a variety of free-standing and built-in farmhouse style storage units and cupboards and an oil-fired Aga. Beyond the kitchen is a large and very useful utility and laundry room. Further accommodation on the ground floor includes a cosy snug with a wood burning stove, impressive drawing room and a downstairs toilet.

The snug benefits from a sunny dual aspect with glazed French doors opening on to the rear terrace. Above the snug, accessed via its own staircase, is a generous double bedroom with a pleasant outlook over the front cobbled courtyard and understairs cupboard.

SUBSTANTIAL GRADE II LISTED FAMILY HOME WITH SEPARATE COACH HOUSE, SET WITHIN ATTRACTIVE LANDSCAPED GROUNDS.



The drawing room is a particularly grand and impressive room with attractive recessed floor-to-ceiling cupboards/shelves and an open fireplace. Tall ceilings and a dual aspect create a bright and airy space which also benefits from large glazed French doors providing access to the rear paved terrace.

To the first floor, there are four further bedrooms, all of which are generously proportioned double rooms, and a family bathroom. The principal bedroom benefits from en-suite facilities with the remaining bedrooms sharing the family bathroom. The two interlinking bedrooms are again generously proportioned and command far reaching views over neighbouring farmland.

OUTSIDE

Outside, the property provides ample parking in the private courtyard (shared access), double garage, coach house and stunning mature grounds. The Coach House is a large space which is in part used for storage, with the remainder housing an impressive modern large home office. Listed building consent has previously been granted. The main gardens which sit to the side and rear of the house are beautifully landscaped and stocked with a wealth of perennials, shrubs and trees. Tucked away at the far end is a well-maintained kitchen garden. A gate leads to a further area of private garden which sits between the garage and coach house.

LOCATION

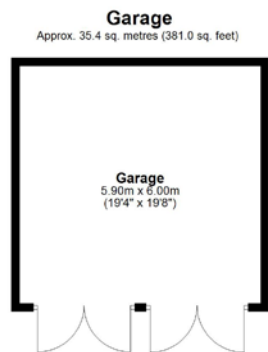
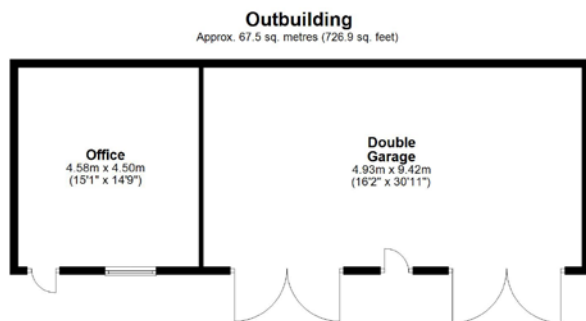
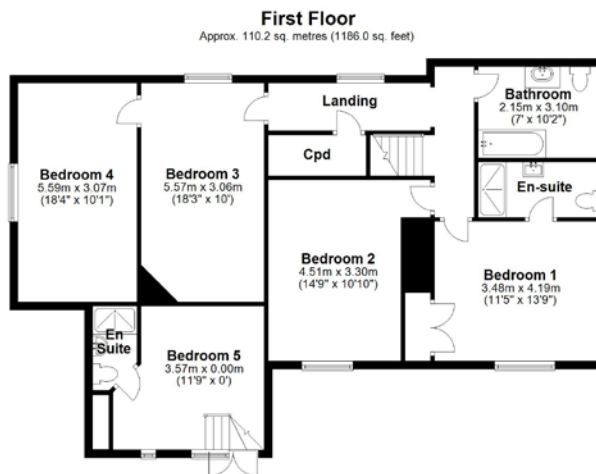
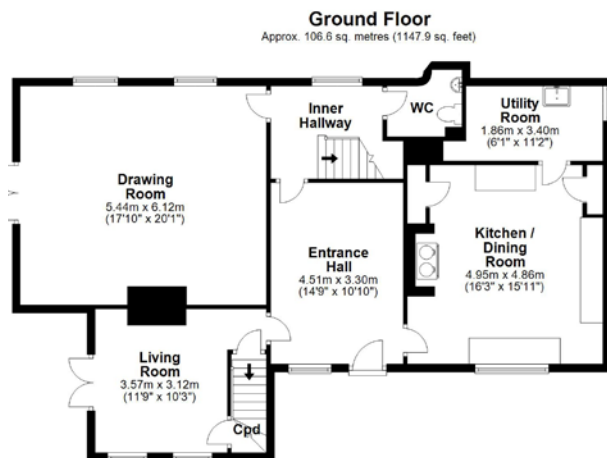
Located 12 miles from Cambridge with easy access into the City Centre the property is conveniently situated for the A1 (north and south) and the M1 (now easily accessed via the improved A428 linking the A1 and M1) and for the rail commuter there is a fast rail service (46 minutes) into London's Kings Cross from nearby St Neots station (5 minutes by car). Local and varied shopping is available in St Neots and Cambridge, with its wide range of cultural, educational, and recreational amenities and can be reached in around 25 minutes.

ADDITIONAL INFORMATION

Tenure: Freehold

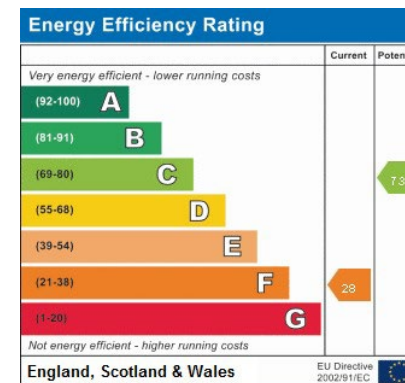
Local Authority: South Cambridgeshire District Council





Total area: approx. 319.8 sq. metres (3441.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanItUp



Cambridge North 01223 472011

cambridgenorth@carterjonas.co.uk

1 Histon Road, Cambridge, CB4 3BF

carterjonas.co.uk

Offices throughout the UK

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