



Dock Lane, Horningsea Cambridge
£550,000 **Freehold**

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached grade II listed thatched cottage
- Near the River Cam on a quiet no through road

The principal accommodation comprises a spacious living room centred around an impressive inglenook fireplace, creating a wonderful focal point and adding to the property's period charm. There is also a separate dining room and a well-proportioned kitchen/breakfast room fitted with a range of cupboard units, an integral oven and a large storage cupboard, providing ample workspace and practical storage for day-to-day living.

Adjoining the kitchen and living room is a delightful library space, creating a cosy reading area, study or additional reception room. Throughout the ground floor, the property retains its character appeal with exposed beams and a wealth of period features.



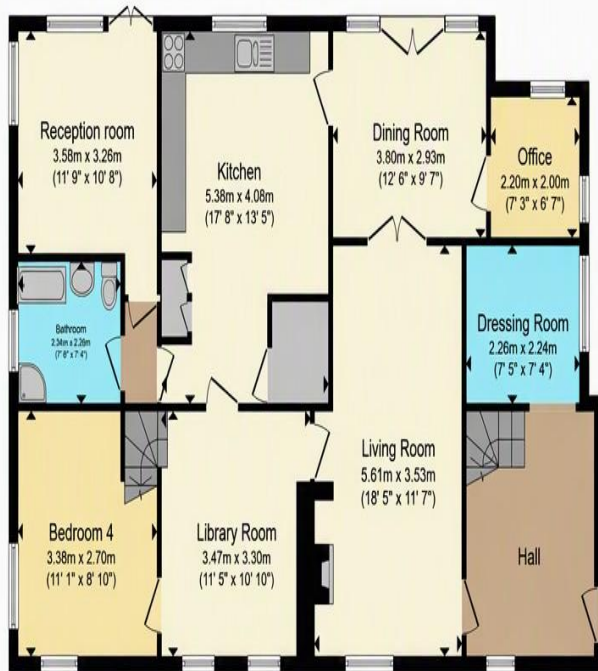
A particular feature of the property is the ancillary accommodation, providing excellent flexibility for dependent relatives, guests or home working. This section comprises a reception room, bedroom and bathroom to the ground floor, with a further bedroom and dressing room to the first floor.

The first floor offers three well-proportioned bedrooms. The principal bedroom is a generous double room and benefits from its own staircase access, creating a degree of separation from the remaining accommodation. Bedroom two benefits from built-in storage, while all bedrooms are served by a family bathroom.

The property has benefited from a number of recent improvements, including the installation of a new Fischer electric boiler in April 2024, providing central heating and hot water and benefiting from a 10-year guarantee. In 2026, the Norfolk water reed thatched roof was completely replaced on a like-for-like basis, preserving the property's historic character.

Situated in the sought-after village of Horningsea, the property enjoys a peaceful position on a quiet road leading towards the River Cam. Surrounded by attractive countryside, the village offers a tranquil setting whilst remaining conveniently close to Cambridge and the amenities of nearby Fen Ditton.





Ground Floor



First Floor

Total floor area 170.3 m² (1,833 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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