



22 Green Street, Duxford, Cambridge, CB22 4RG
Guide Price £450,000 Freehold



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A CHARMING, DETACHED PERIOD CHARACTER COTTAGE, EXTREMELY WELL-PRESENTED, SET WITHIN A PRETTY COURTYARD GARDEN AND LOCATED IN THE HEART OF THE VILLAGE WITH VIEWS OVER ST PETER'S CHURCH.

- 2 bedroom detached cottage
- Well equipped kitchen
- Built in 1960
- Courtyard garden
- Council tax band-D
- 2 reception rooms
- 725 sqft / 67 sqm
- Gas fired central heating to radiators
- EPC-D / 56
- Chain free

The property occupies one of the villages' most sought-after addresses with wonderful views over St Peter's church, a beautiful and rather ancient building dating back to 1275. The property is conveniently placed for the village amenities and there are excellent commuter links including Whittlesford main line train station, all close by.

The accommodation comprises double doors and a pedestrian gate through to the private blocked paved courtyard garden which has also double as a driveway when required. A stable door leads to the kitchen which is fitted with attractive cabinetry, ample fitted working surfaces with a gas hob, oven, extractor, integrated fridge, freezer, washing machine, tumble drier and a wall mounted gas fired central heating boiler. The kitchen opens to the dining room with a door to a small front garden. The sitting room boasts a feature fireplace with inset wood burning stove and stairs rise to first floor accommodation.

Upstairs there are two double bedrooms and a family bathroom which comprises a low level WC, pedestal wash hand basin, panel bath with electric shower over and ceramic tile flooring.

Location

Duxford is a picturesque village established around the churches of St Peter's and St John's, set in some of the finest South Cambridgeshire countryside. It has become an important and growing community with the advantage of an excellent range of local facilities. A primary school serves the area and a regular bus route runs to Saffron Walden and the University City of Cambridge.

In addition, the nearby village of Sawston includes a highly regarded village college, banks, two supermarkets and recreational facilities. Renowned for the Imperial War Museum, to which residents are eligible for free access, Duxford has become a desirable locality for the commuter with the M11 junction and Whittlesford Parkway railway station both just under a mile away. The latter offers a convenient and regular service to London Liverpool Street. Royston is a short drive away and has a fast rail service to London King's Cross.

Tenure

Freehold

Services

Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities

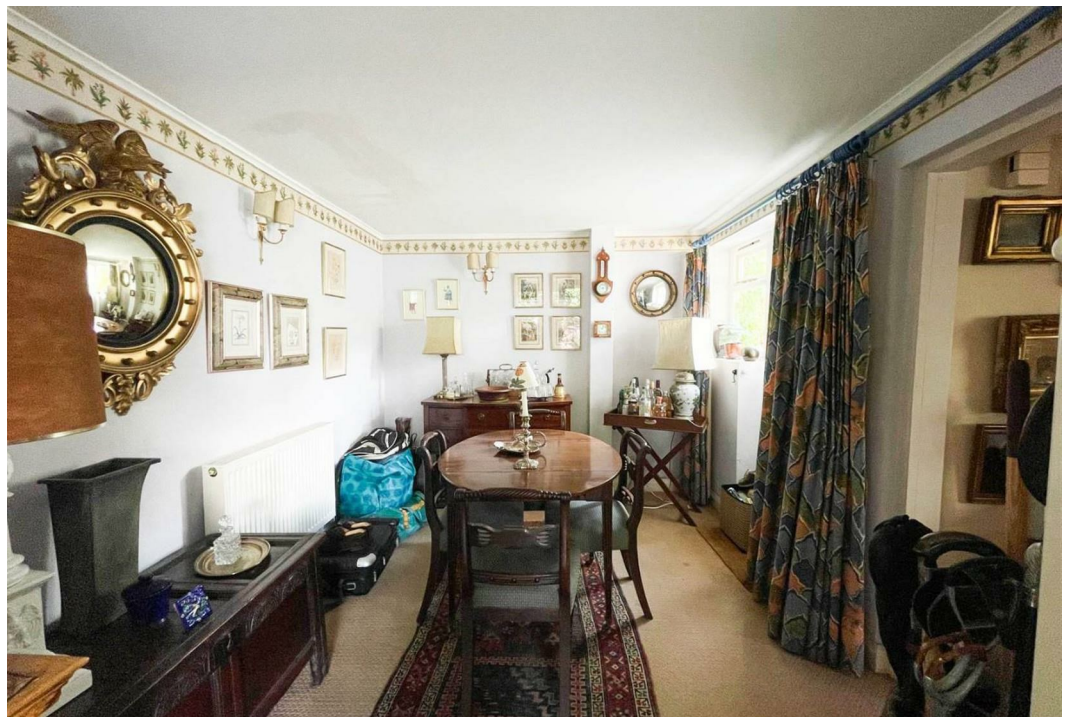
South Cambridgeshire District Council
Council tax band-D

Fixtures and Fittings

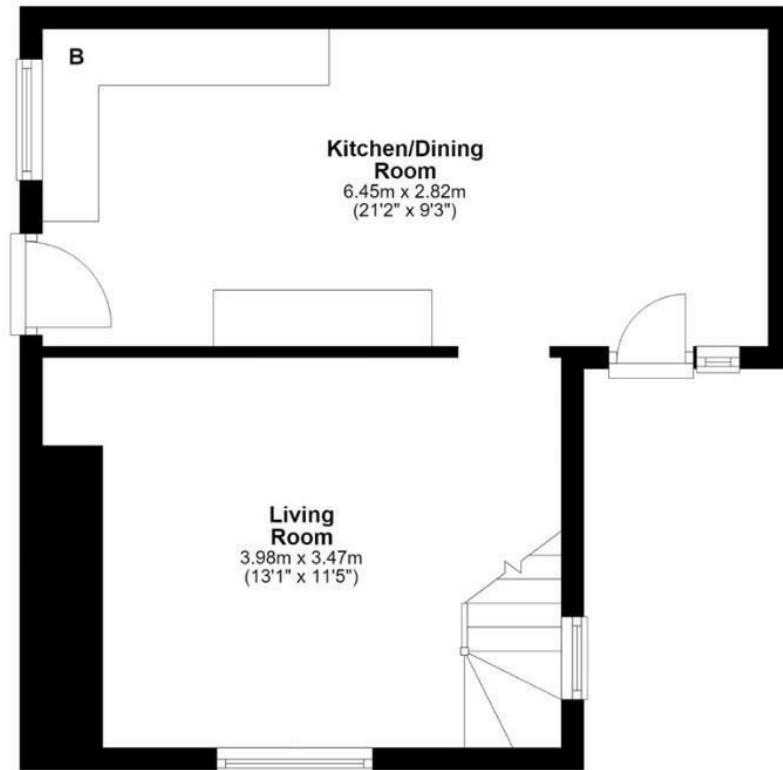
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Ground Floor



First Floor



Approx. gross internal floor area 67 sqm (725 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	56	73
EU Directive 2002/91/EC		

