



36 Ickleton Road, Duxford, Cambridge, CB22 4RT  
Guide Price £650,000 Freehold



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**A MOST ATTRACTIVE DOUBLE FRONTED FAMILY RESIDENCE, OFFERING SPACIOUS AND WELL-PLANNED ACCOMMODATION WITH SCOPE FOR FURTHER ENLARGEMENT, SET WITHIN A LARGE, MATURE GARDEN AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- 3/4 bedroom detached bay fronted house
- 1475 sqft/137 sqm
- 0.22 acre plot
- Gas fired central heating to radiators
- Ample parking and garage
- Mature and private rear garden
- Scope for further enlargement (STPC)
- EPC-D/62
- Council tax band-E

The property occupies a prominent non-estate position, set back and screened from the road by hedging and just a short walk from the village centre, primary school plus there are excellent commuter links nearby. Over the years the property has been enlarged, yet given its generous plot further expansion would be possible (STPC). The house is immaculately presented with generously proportioned accommodation and extends to 1800 sqft and set within mature gardens and grounds extending to 0.22 acres.

The accommodation in detail comprises a welcoming reception hall with attractive staircase to first floor accommodation, storage cupboard under and a cloakroom/WC just off. There are two bay-windowed reception rooms, both with open fireplaces, the one in the lounge is an electric fire and the wood burning stove in the dining room. Off the living room is a conservatory extension with panoramic views over the garden and a study which, has been in the past, utilised as a ground floor bedroom. The kitchen/breakfast room opens over the garden and boasts attractive cabinetry, ample tiled working surfaces with inset ceramic one and a half sink unit with mixer tap and drainer and a matching dresser. There is a Beiling range style cooker with matching extractor hood over plus space for a fridge/freezer, washing machine, dishwasher and there is a door out to the garden.

Upstairs, off the galleried landing are three double bedrooms, two of which with bay windows and family bathroom.

Outside, a block paved driveway could easily accommodate six vehicles plus there is a garage with double doors, power and light connected and a door to the garden. Gated access leads to the rear garden which is laid to shaped and manicured lawns with well stocked flower and shrub borders and beds, a large paved patio terrace which is ideal for alfresco dining, a brick built barbeque, a timber shed and all is enclosed by fencing enjoying good levels of privacy.

**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-E

**Fixtures and Fittings**

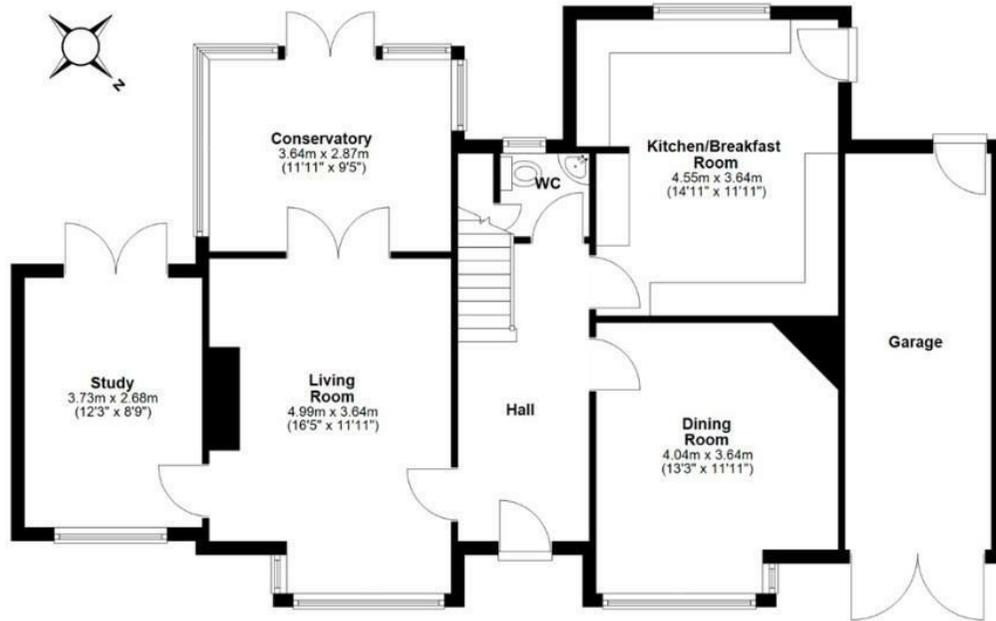
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

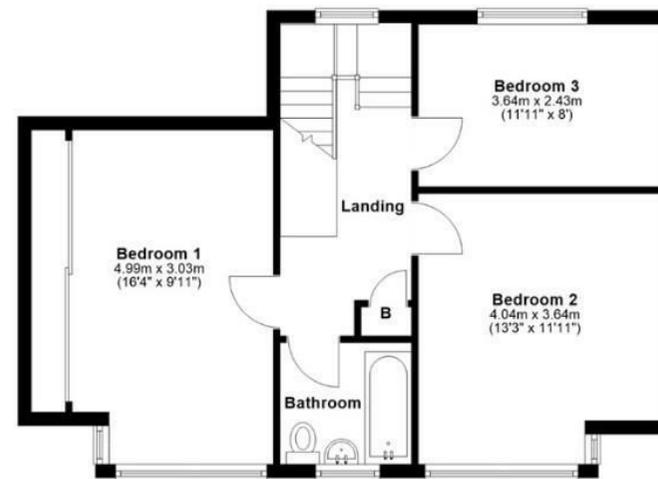
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



**Ground Floor**



**First Floor**



**Approx. gross internal floor area 137 sqm (1475 sqft) excluding Garage**

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		62	78
EU Directive 2002/91/EC			

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

