



Crome Lea Farm House Madingley Road, Cambridge, CB23 7PH
Guide Price £1,200,000 Freehold



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**AN ATTRACTIVE AND INDIVIDUAL FOUR-BEDROOM DETACHED 1920S FARMHOUSE,
SITUATED AT THE HIGHEST POINT IMMEDIATELY WEST OF CAMBRIDGE, WITH ELEVATED
VIEWS ACROSS OPEN COUNTRYSIDE AND ESTABLISHED GARDENS AND GROUNDS
EXTENDING TO JUST UNDER ONE ACRE.**

- Individual detached red-brick farmhouse dating from 1921
- Impressive vaulted kitchen/family/dining room with traditional deep-blue Aga
- Private tree-lined driveway with extensive parking
- All windows and external doors replaced within the past three years
- Situated approximately 1.5 miles west of Cambridge
- Approximately 1,670 sq ft / 155 sq m
- Principal part of the house re-roofed
- Oil-fired central heating to radiators

Crome Lea Farmhouse is an attractive red-brick farmhouse occupying a particularly private position at the highest point west of Cambridge, approximately 1.5 miles from the city. Dating from 1921, the property enjoys an elevated setting with far-reaching views across open countryside and is situated opposite the University of Cambridge’s Madingley Wood.

Set back from Madingley Road and almost entirely screened by mature trees and woodland planting, the house combines a rural setting with convenient access to Cambridge, Eddington, the M11 and the nearby villages of Coton and Madingley. The property has been extended and refurbished during the present owners’ tenure while retaining the character and proportions of the original farmhouse. Significant investment has been made during the past three years, including reroofing/insulating the principal part of the house, replacing all windows and external doors and, most recently, installing a new Klargestor BioDisc sewage treatment plant.

Accommodation

The accommodation begins with a welcoming reception hall, with Karndean flooring and stairs rising to the first floor. The sitting room enjoys views over the garden and features an attractive period open fireplace with decorative tiled slips and a stone hearth. French doors lead into a particularly spacious ground-floor fourth bedroom, which has also previously been used as a home office. Its size and position make it especially suitable as a bedroom, while an adjoining room was formerly an en suite shower room. This room is now used for storage, but the plumbing remains in place, allowing the en suite to be readily reinstated if required. The impressive vaulted kitchen, family and dining room forms the heart of the house. French doors open onto the rear garden, while a roof light and extensive glazing allow the room to benefit from excellent natural light. The kitchen is fitted with bespoke cabinetry and extensive granite work surfaces, complemented by an oak breakfast bar.

A particularly attractive focal point is the traditional deep-blue oil-fired Aga cooker with matching blue lids. Further fittings include an inset ceramic butler sink with mixer tap and grooved drainer, an integrated dishwasher and a separate four-ring ceramic hob. The room is finished with ceramic tiled flooring. Adjoining the kitchen is a generous utility and boot room with a stable door opening to the outside. It is fitted with a range of base and wall-mounted storage cupboards, work surfaces with an inset one-and-a-half-bowl sink and drainer, a Bosch double oven, coat and shoe storage and space for the usual laundry appliances. On the first floor, the galleried landing provides access to three well-proportioned bedrooms. The principal bedroom benefits from a luxury en suite shower room, while the remaining bedrooms are served by a four-piece family bathroom with a bath and separate shower enclosure.

Gardens and Grounds

Crome Lea Farmhouse is approached along a private tree-lined driveway leading to a generous gravelled parking and turning area capable of accommodating numerous vehicles. The house is screened from Madingley Road by mature trees, woodland planting and a lawned front garden, providing an excellent degree of privacy. The established gardens and grounds extend to just under one acre. To the rear is a south-facing garden with an expansive lawn, established flower and shrub beds, mature planting and a generous paved patio providing an attractive setting for outdoor dining and entertaining. The grounds also include a productive kitchen garden with raised vegetable, herb and fruit beds, a wildflower area and a variety of established fruit trees. The boundaries are enclosed by a combination of mature hedging, fencing and walling, creating a private and secure setting.



Location

Crome Lea Farmhouse occupies an unusually convenient rural position between the villages of Coton and Madingley, close to the western edge of Cambridge city. The nearby village of Madingley is home to The Three Horseshoes public house and the Stephen Perse Nursery, which provides nursery and early-years education in an attractive rural setting. The equally accessible village of Coton is home to Coton Orchard Garden Centre, an extensive destination incorporating a farm shop, Post Office, café and restaurant in addition to the main garden centre. The village also has a primary school, recreation ground, The Plough public house, and cricket, football and bowls clubs.

The property is particularly well placed for cycling into Cambridge. Established cycle-path connections provide a direct route towards the city, while an attractive alternative leads through Coton before joining the dedicated Coton cycle path. This continues across the M11 and alongside the University's West Cambridge campus. The West Cambridge campus is approximately one mile from the property and includes the University of Cambridge Sports Centre and extensive indoor and outdoor sporting facilities. Cambridge city centre can typically be reached in approximately 15 minutes by bicycle.

The bus stops at the Cambridge American Cemetery on Madingley Road are approximately 300 metres from the property and provide services towards Cambridge and Cambourne.

Eddington is also close at hand and provides an excellent range of everyday amenities, including a Sainsbury's supermarket, Argos, cafés, restaurants, independent shops, fitness and wellbeing facilities, the University of Cambridge Primary School, nursery, community facilities, sports pitches and extensive public open spaces.

Cambridge city centre provides an outstanding selection of shopping, educational, cultural and recreational amenities and can be reached conveniently by bicycle, bus or car.

The M11 is within easy reach, providing access to Stansted Airport, London and the wider national motorway network.

Tenure

Freehold.

Services

Mains electricity and water are connected. Oil-fired central heating to radiators. Private drainage is provided by a new Klargestor BioDisc sewage treatment plant installed in September 2026.

Statutory authorities

South Cambridgeshire District Council.

Council Tax Band E.

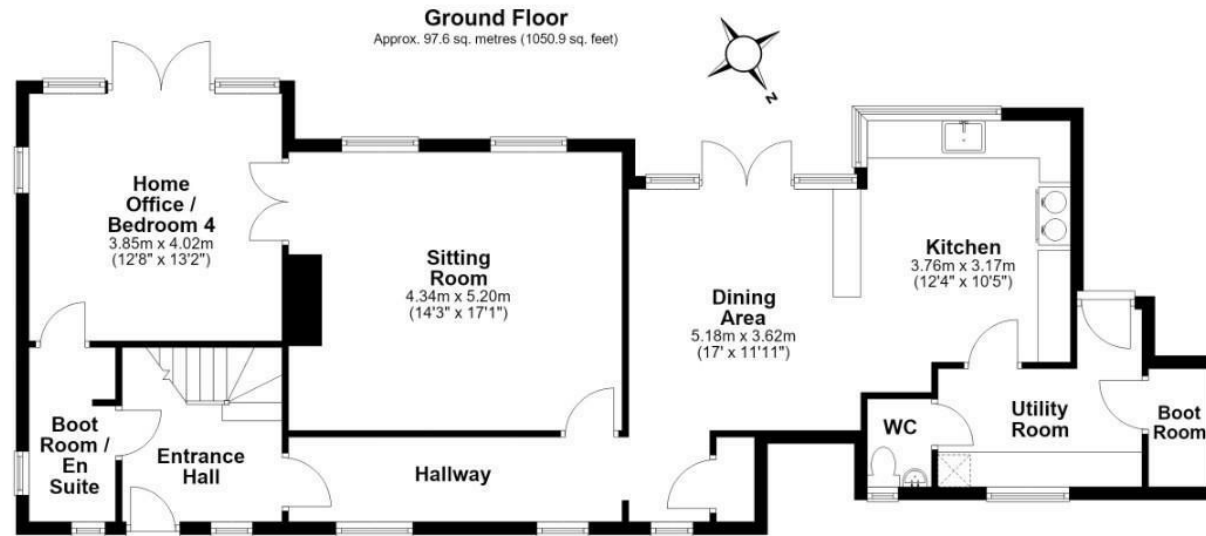
Energy performance certificate

EPC rating E/50.

Fixtures and fittings

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





Total area: approx. 155.2 sq. metres (1670.8 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.

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	EU Directive 2002/91/EC	

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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.



