



113 Duxford Road, Whittlesford, Cambridge, CB22 4NJ

Guide Price £715,000 Freehold



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A STUNNING, DETACHED SINGLE-STORE RESIDENCE EXTENDED AND FULLY REFURBISHED, WITH A SEPARATE STUDIO / HOME OFFICE, SET WITHIN A MATURE AND GENEROUS PLOT LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER SOUTH CAMBRIDGESHIRE VILLAGE.

- Extended 3 bedroom, detached bungalow
- Fabulous open plan, vaulted kitchen / dining / family room
- Bay-windowed sitting room with wood burning stove
- Ensuite to master bedroom
- Luxury 4-piece bathroom
- Mature, private garden with home office / studio
- Conveniently placed for mainline train station

No. 113 occupies a fine non-estate position set back and screened from the road, located within this highly sought-after village, ideal for commuters with the mainline train station just a short walk away. The current owners have resided at the property for ten years and in that time have transformed the property with a programme of expansion, almost doubling its original footprint, and full refurbishment throughout plus a new roof in 2021. The result is a generously proportioned property offering deceptively spacious and flexible accommodation, all beautifully appointed and finished to exacting standards. There is ample parking, a large, private mature garden with an external home office / studio.

The accommodation comprises an entrance porch leading to a welcoming reception hall with oak flooring and linen cupboard. There are three double bedrooms, all with fitted wardrobe cupboards and including the master bedroom with ensuite shower room. The luxury family bathroom boasts both a freestanding bath tub and a walk-in shower, a contemporary table-mounted wash hand basin, low-level w.c., wood panelling and porcelain flooring. The bay-windowed sitting room is an elegantly proportioned room with bespoke fitted book shelving, oak flooring and a feature woodburning stove.

The inner hallway is a large space and doubles as a playroom / study and leads to the kitchen / dining / family room with a contemporary woodburning stove. This is very much the heart of this beautiful home, a space bathed in natural light due to a number of skylights in the vaulted ceiling and two sets of bifold doors to the rear. The kitchen area is fitted with bespoke cabinetry and silestone worksurfaces with an inset butler sink and bevelled drainer with a matching large central island / breakfast bar. There is a gas Rangemaster stove with extractor over and an integrated fridge, dishwasher and refuse storage. Just off is a useful utility room with matching cabinetry, fitted work surface, single sink and space for the usual white goods plus a wall-mounted gas-fired, central heating boiler.

Outside, the property is set back from the road with off road parking for three to four vehicles. Gated access leads to the rear garden which is predominantly laid to lawn with well stocked flower and shrub borders and beds and a generous paved terrace, raised planters and a summerhouse. A pathway leads to the rear of the garden where there is a studio / home office with power, light and internet connected with its own paved terrace and an adjacent covered seating area plus an external kitchen, which boasts two fitted barbeque grills with work surface and storage cupboards and a bespoke, domed pizza oven, all with a pergola over. The garden is fully enclosed by fencing and enjoys excellent levels of privacy and seclusion.

Location

Whittlesford is a charming riverside village noted for its quality homes lying 7 miles south of Cambridge and 8 or so miles north of Saffron Walden. The village has become a focal point of South Cambridgeshire in recent years with its fast commuter rail service bringing London Liverpool Street within the hour. The village is served by a shop/post office and three public houses, the Tickell Arms, The Bees in the Wall and the Red Lion Hotel.

The village has a genuinely thriving community for the young and old. There is a nursery and excellent primary school, active local Scout and Guide groups, gardening and music clubs and lots of village events including a summer ball. There is also an active social atmosphere centred around the Whittlesford Social Club and "The Lawn" which is the village's recreation ground where there are also tennis courts. Communications are excellent with easy access to the A505 and Junction 10 of the M11 is within 2 miles.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band -

Fixtures and Fittings

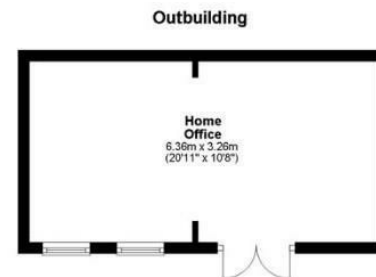
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Approx. gross internal floor area
158 sqm (1700 sqft)
Excluding Outbuilding

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	

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.



