



17 Duxford Road, Whittlesford, Cambridge, CB22 4NQ
Guide Price £650,000 Freehold



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**AN ESTABLISHED SEMI-DETACHED HOUSE, EXTENDED AND MUCH IMPROVED,
SET WITHIN A GENEROUS, MATURE GARDEN AND LOCATED CLOSE TO THE HEART
OF THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- 4 bed, 2 bath semi-detached house
- 2 reception rooms
- Built in the 1920s
- Off road parking
- Council tax band-C
- 1400 sqft/130sqm
- 0.19 acre plot
- Gas fired central heating to radiators
- EPC - C / 72
- Chain free

The property enjoys a pleasant non-estate position, just a short walk from the village centre, primary school and main line train station. The current owners have transformed the property with a programme of expansion and periodic improvement, including recently re-rendering and insulating the property giving it a fresh and contemporary feel. There is ample parking for four to five vehicles with space for a garage/ car port subject to planning. Regarding the garage space, there is planning permission for a two storey building which was approved in 2023.

The accommodation comprises a spacious and welcoming reception hall with stairs to first floor accommodation and solid wood flooring. There are two reception rooms including a dual aspect sitting room, wood burning stove, oak flooring and French doors to the garden and a snug/dining room with original fireplace. The kitchen/breakfast/family room is a fabulous family space with featured bespoke, full height windows and doors providing views and access to the garden, bathing this space with natural light. There are base level storage cupboards, double sink unit, five ring gas range style cooker plus space for fridge/freezer, washing machine, dishwasher, a pantry cupboard and a wall mounted gas fired central heating boiler. Just off the kitchen area is a shower room, comprising a low level WC, wall mounted wash hand basin and tiled shower cubicle.

Upstairs off the landing, which incorporates a study area are four good sized bedrooms and a family bathroom. The master bedroom boasts a feature bespoke full-height window overlooking the garden. There is an airing cupboard on the landing which has shelving. The spacious loft is boarded and insulated.

Outside there is a lawned front garden with paved pathway to the entrance area. A generous gravel driveway leads to double cast-iron gates lead to additional parking, beyond which, historically was a garage and this could easily be re-built. The rear garden is laid mainly to lawn with a recently re-laid patio area, timber studio and flower and shrub borders and beds, a selection of trees and mature hedging. At the bottom is a generous vegetable/herb and fruit garden and all 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. Whittlesford is a stone's throw from the Duxford Imperial War museum. 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 pre-school playgroup 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

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

Statutory Authorities

South Cambridgeshire District Council
Council tax band-C

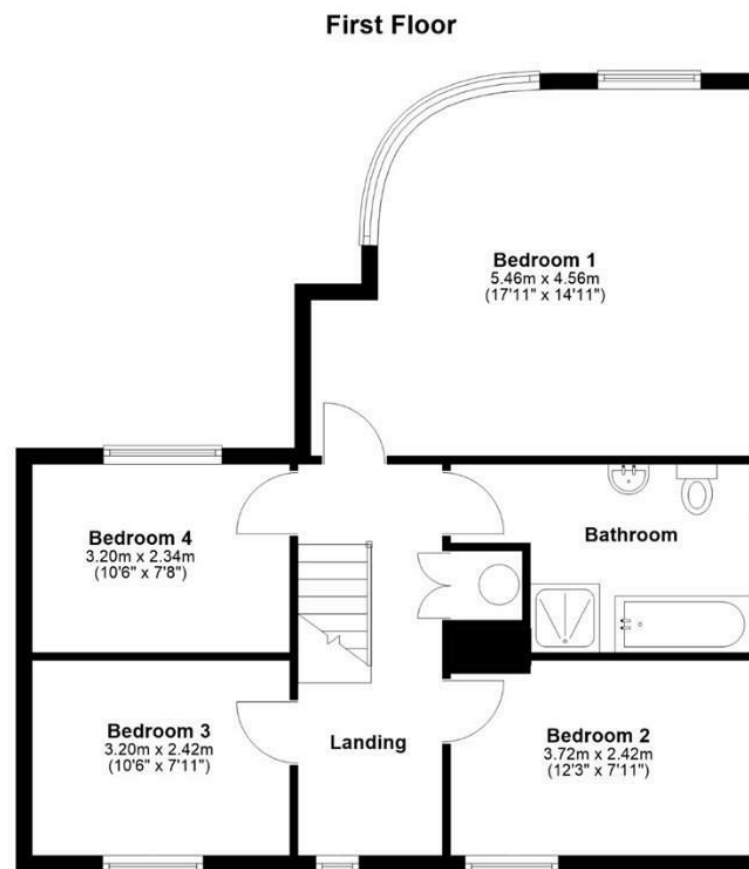
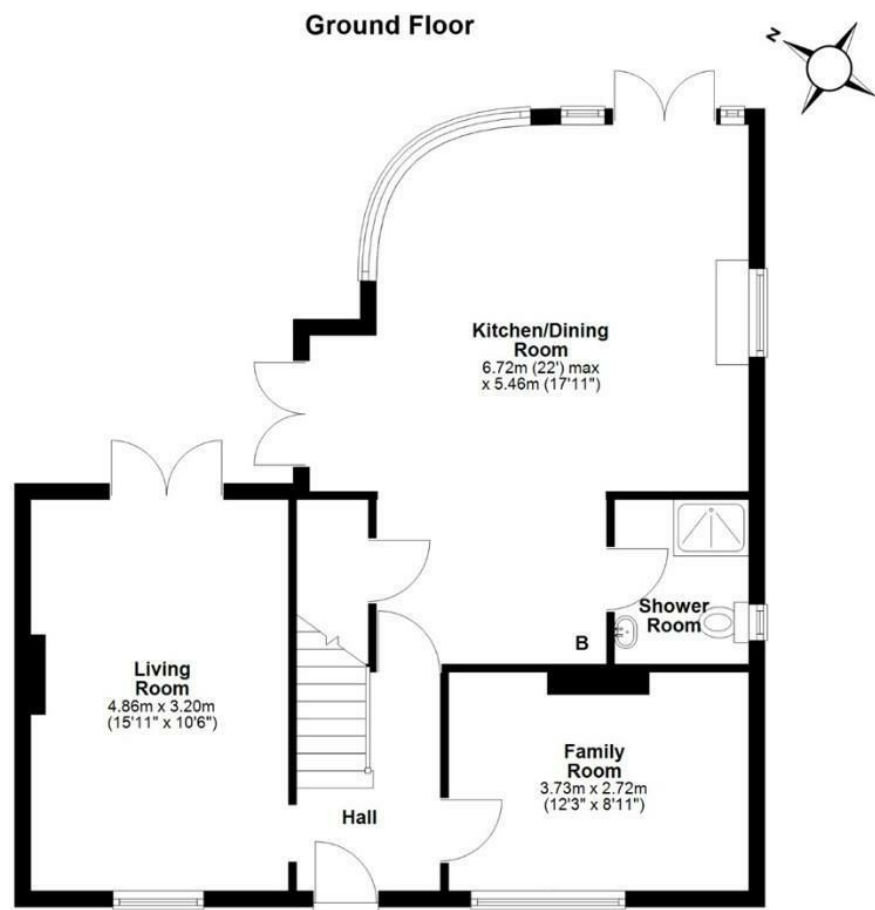
Fixtures and Fittings

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 130 sqm (1400 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(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.

