

34 Station Road, Whittlesford, Cambridge, CB22 4NL

Guide Price £795,000 Freehold

REDMAYNE ARNOLD & HARRIS

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01223 800860

AN INDIVIDUAL DETACHED FAMILY RESIDENCE, EXTENDED AND FULLY REFURBISHED, FINISHED TO EXACTING STANDARDS, OFFERING FLEXIBLE AND BEAUTIFULLY PRESENTED ACCOMMODATION AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- Detached house
- 1814 sqft/168 sqm
- Fabulous open plan kitchen/dining/family room
- Luxury fixtures and fittings
- EPC-C/72
- 4 bedrooms, 3 bathrooms
- 0.17 acres
- Gas fired central heating to radiators
- Short walk to the train station
- Air Conditioning

This individual property enjoys a fine non-estate position just a short walk from the main line train station with excellent commuter road links nearby. The current owners have transformed the property with a programme of expansion, reconfiguration and full refurbishment, in fact a viewer would be forgiven for thinking that the property was newly built. Great care and thought has gone into the design of the property with emphasis on space and light with excellent levels of flexibility and all finished to the highest possible standard. Air conditioning units have been recently fitted in the kitchen/dining/family room, the master bedroom and the guest room. The accommodation comprises a generous welcoming reception hall with porcelain flooring and a bespoke oak staircase with glass balustrade to the first floor, fitted storage cupboard and a luxury shower room just off.

There is a generous dual aspect sitting room and a study which has also been utilised as a ground floor bedroom. The heart of this beautiful home is the fabulous open plan kitchen/dining/family room with bi-fold doors to the rear, windows to the side and a glazed roof lantern which baths the room in natural light. The kitchen area is fitted with contemporary handless cabinetry, a large waterfall central island with Sahara Noir granite top incorporating a Caple induction hob with matching extractor above and below there are deep pan drawers, a wine fridge and refuge storage. All of the appliances are by Caple, these also include twin ovens, one is a conventional fan oven and the other is a combination steam oven plus warming tray, fridge/freezer and dishwasher. The Sahara Noir granite is also present behind the sink and splashback and the sink boasts a Quooker cube tap which produces boiler, sparkling and spring water. Just off the kitchen is a handy utility room with door to outside and space for the usual white goods plus a range of base level and wall mounted storage cupboards and single sink unit.

Upstairs, off the galleried landing are three further double bedrooms, a luxury family bathroom. The master bedroom boasts a dressing area with fitted wardrobe cupboards and a luxury en suite shower room. All bathrooms boast Duravit sanitary ware throughout.

Outside, the property is set back from the road with a neat gravel driveway providing parking for three to four cars with lawned areas and flower and shrub borders, Indian sandstone steps up to the entrance area. Secured gated side access leads to the rear garden which is mainly laid to lawn with a generous Indian sandstone terrace, flower and shrub borders and beds, a dog kennel (which is optional) a timber shed and a vegetable/herb/fruit garden. 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 stones 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 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
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

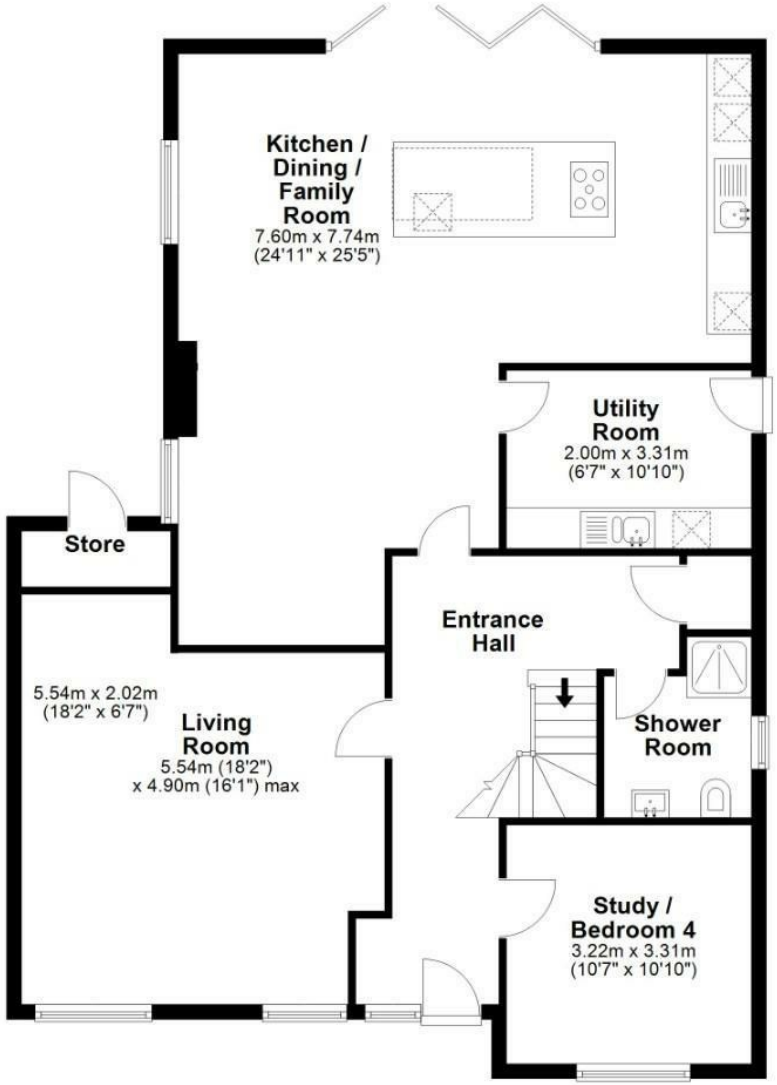





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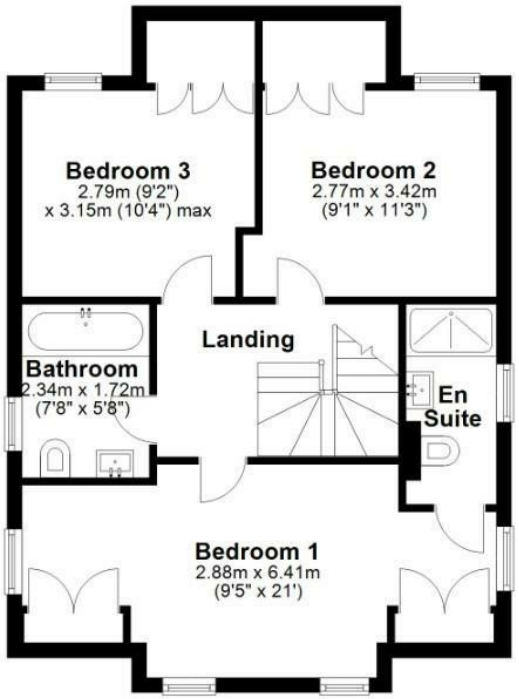
Ground Floor

Approx. 116.4 sq. metres (1252.4 sq. feet)



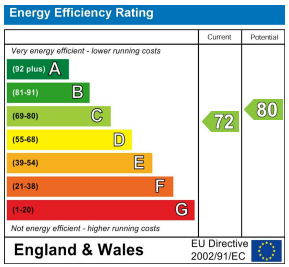
First Floor

Approx. 52.2 sq. metres (562.2 sq. feet)



Total area: approx. 168.6 sq. metres (1814.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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.















