

115 Duxford Road, Whittlesford, Cambridge, CB22 4NJ

Guide Price £799,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN INDIVIDUAL DETACHED FIVE BEDROOM FAMILY RESIDENCE, IMMACULATELY PRESENTED THROUGHOUT, EXTENDING TO APPROXIMATELY 1675 SQFT, SET WITHIN MATURE AND PRIVATE GARDENS AND GROUNDS, ALMOST A QUARTER OF AN ACRE WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 5 bedroom detached house
- 0.22 acre plot
- Gas fired central heating to radiators
- EPC-D/64
- 1675 sqft/155 sqm
- Constucted in the 1960s
- Off road parking and garage
- Council tax band-E

This individual five-bedroom family residence enjoys a fine non-estate position, set back from the road and just a short walk from the main line train station and village centre. The current owners, over the years have extended the property and periodically improved it, resulting in accommodation which is beautifully presented and extending to almost 1700 sqft.

The accommodation comprises a spacious and welcoming reception hall with stairs to first floor accommodation, door to garage and a cloakroom/WC just off. There are two generous reception rooms, including a dual aspect sitting room with feature open fireplace with inset electric fire, exposed brick chimney breast and quarry tile flooring. The dining room enjoys views over the garden and French doors provide access to it. The kitchen/breakfast room is fitted with attractive cabinetry, ample granite working surfaces including a peninsular with breakfast bar, an inset circular sink unit with circular drainer plus a range of integral appliances including an induction hob, double oven, extractor and under counter fridge with space for a dishwasher. The kitchen/breakfast room opens to a lovely garden room with panoramic views over the rear garden.

On the first floor there is a generous landing incorporating a study area, five good sized bedrooms, family bathroom and a separate shower room.

Outside, the property is set back from the road behind a neat lawn with flower and shrub borders and beds. A generous driveway accommodates at least four cars and leads to the garage with up and over door, power and light connected with space at the rear of the garage for a tumble dryer and additional fridge/freezers, plus a door into the reception hall. Gated access at both sides of the property leads to the rear garden which is predominantly laid to manicured and shaped lawns with flower and shrub borders and beds, generous paved patio area plus a raised decked terrace with pergola over and making an ideal space for summer evening entertaining and dining. Discreetly positioned towards the back of the garden is a large garden store 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 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



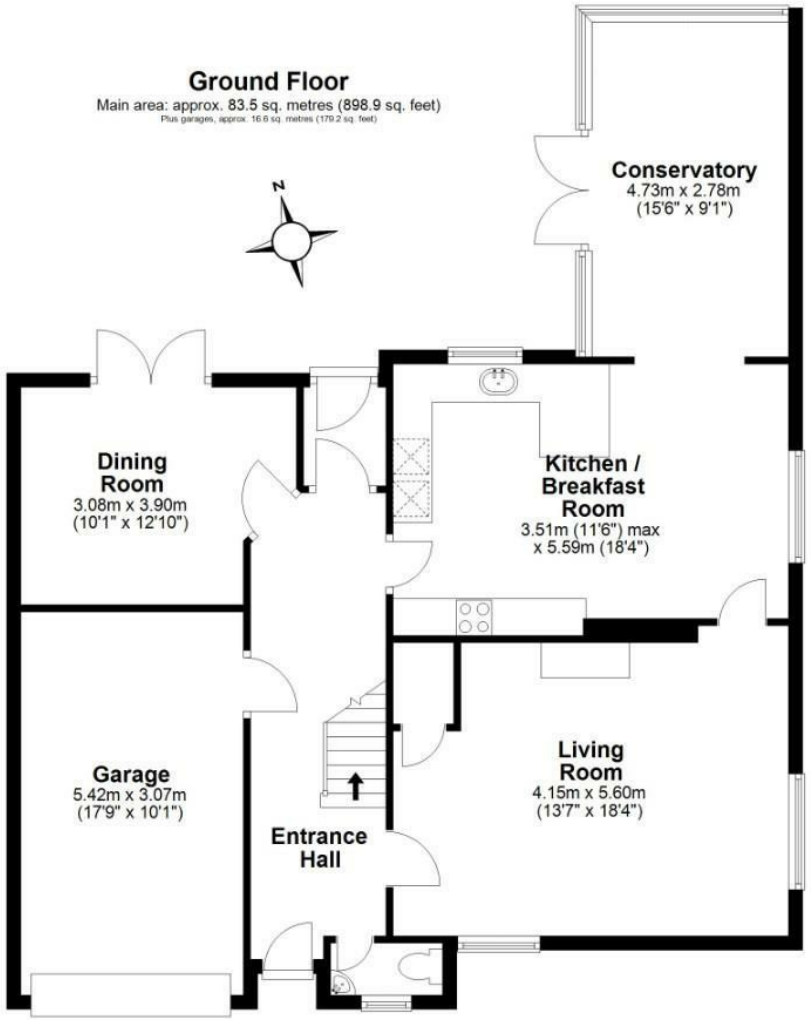




Ground Floor

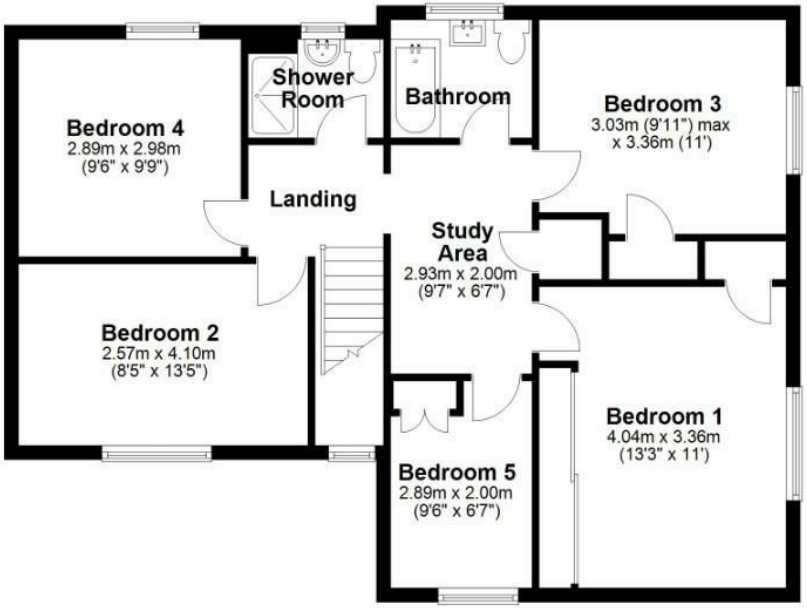
Main area: approx. 83.5 sq. metres (898.9 sq. feet)

Plus garages, approx. 16.6 sq. metres (179.2 sq. feet)



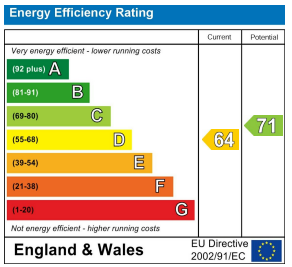
First Floor

Approx. 72.2 sq. metres (776.7 sq. feet)



Main area: Approx. 155.7 sq. metres (1675.7 sq. feet)

Plus garages, approx. 16.6 sq. metres (179.2 sq. feet)



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.















