



Lyndale Whippetree Road, Whittlesford, Cambridge, CB22 4PD
Guide Price £575,000 Freehold



rah.co.uk
01223 800860

A DETACHED SINGLE STOREY RESIDENCE ENJOYING A TRANQUIL TUCKED AWAY POSITION ON THE EDGE OF THIS HIGHLY SOUGHT-AFTER VILLAGE WITH PLANNING PERMISSION FOR A SUBSTANTIAL EXTENSION AND RE-CONFIGURATION AND SET WITHIN MATURE AND PRIVATE GARDENS.

- Detached bungalow
- 3 beds, 1 bath, 1 recept
- Built in the 1960's
- Oil fired central heating to radiators
- Council tax band - E
- 1025 Sqft / 95 Sqm
- 0.18 acres
- Off road parking and double garage
- EPC - E / 53
- Planning permission for substantial extension

The property occupies a tranquil semi-rural position, tucked away on the edge of the village and boasts mature and private gardens and grounds. The property is in a unique, non estate situation with direct off road access to the charming footpath leading to the millennium wood, to the pub and across fields to the centre of the village, with the post office and shop. The current owner has secured planning permission for a generous extension and re-configuration with great emphasis on light and space and is designed to PassivHaus standards. Planning reference: 23/01326/HFUL

The accommodation currently comprises a welcoming reception hall with double bedrooms and a luxury four piece family bathroom. The kitchen/breakfast room is fitted with base level and wall mounted storage cupboards, ample fitted working surfaces with inset one and a half sink unit, mixer tap and drainer, electric cooker point, space for a fridge/freezer, washing machine and dishwasher. The sitting/dining room is a large well-proportioned room with feature open fire place and views over the walled garden to the rear.

The principle garden to the front is both private and mature, mainly laid to lawn with well stocked flower and shrub borders and beds, a driveway provides parking for three to four vehicles and leads to a detached double garage with up and over door, power and light connected. The paved side kitchen garden is enclosed by walling and opens to the rear garden which is predominantly laid to lawn with well stocked flower and shrub borders and beds, a selection of specimen trees, a paved patio and all is enclosed by walling enjoying good levels of privacy.

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

Mains services connected include: electricity, water and mains drainage. Oil fired central heating

Statutory Authorities

South Cambridgeshire District Council
Council tax band - E

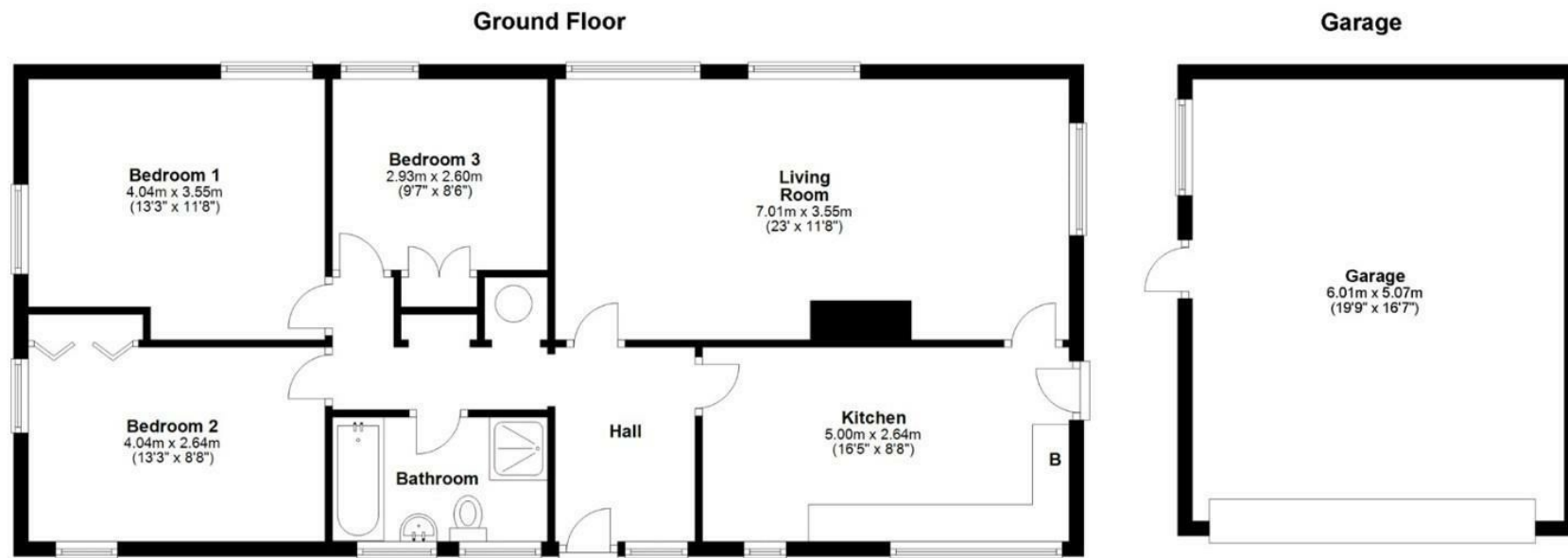
Fixtures and Fittings

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





Approx. gross internal floor area 95 sqm (1025 sqft)

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.

