



8 Hunts Road, Duxford, Cambridge, CB22 4RE
Offers In Excess Of £600,000 Freehold



rah.co.uk
01223 800860

AN ESTABLISHED DETACHED SINGLE STOREY RESIDENCE OFFERING SPACIOUS AND WELL-PLANNED ACCOMMODATION WITH ENORMOUS POTENTIAL FOR FURTHER ENLARGEMENT AND DEVELOPMENT SET WITHIN 0.25 ACRES AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- Detached bungalow
- 3 bedrooms, 1 bathroom, 2 reception rooms
- Expansion potential
- Gas fired central heating to radiators
- EPC-E/53
- 1250 Sqft/113 sqm
- 0.25 acre plot
- Mature and private gardens
- Ample parking and two garages
- Council tax band - E

The property enjoys a fine no-estate position, set back from the road and just a short walk from the primary school, village amenities and parish church. The property is nestled in mature and private gardens and grounds extending to 0.25 acres which includes a generous driveway and two garages. Given the property's position within the plot, with garden on all sides, there is great potential for further expansion and the generous loft space could also easily be converted, subject to planning consents. The accommodation comprises a welcoming reception hall with fitted coat cupboard, leading to a dual aspect sitting room with open fireplace, which in turn opens to the dining room. The kitchen/breakfast room is a generously proportioned space with sky light and windows overlooking the garden and fitted with a range of base level and wall mounted storage cupboards, ample fitted working surfaces with inset one and a half sink unit with mixer tap and drainer, a four ring ceramic hob, double oven, extractor and space for a fridge/freezer. There is also a door to the integral garage and to the utility room which has space for the usual white goods, door to garden and a cloakroom/WC just off.

Off the inner hallway are three double bedrooms, two of which have fitted wardrobe cupboards and a family bathroom.

Outside, the property is set back and is accessed via a private road shared by just one other property. The front garden is laid predominantly to lawn with flower and shrub borders and enclosed by walling. There is a generous block paved driveway which would accommodate multiple vehicles and in turn leads to the integral garage and the detached garage, both with power and light. Gated access leads to the rear garden which is laid mainly to lawn with well stocked flower and shrub borders and beds, a selection of mature bushes and trees, vegetable/herb and fruit garden, a generous paved patio, a timber shed, tool shed, greenhouse, plus a compost area. All is enclosed by fencing and hedging enjoying excellent levels of privacy and backs onto paddocks to the rear.

Location

Duxford is a picturesque village established around the churches of St Peter's and St John's, set in some of the finest South Cambridgeshire countryside. It has become an important and growing community with the advantage of an excellent range of local facilities. A primary school serves the area and a regular bus route runs to Saffron Walden and the University City of Cambridge.

In addition, the nearby village of Sawston includes a highly regarded village college, banks, two supermarkets and recreational facilities. Renowned for the Imperial War Museum, to which residents are eligible for free access, Duxford has become a desirable locality for the commuter with the M11 junction and Whittlesford Parkway railway station both just under a mile away. The latter offers a convenient and regular service to London Liverpool Street. Royston is a short drive away and has a fast rail service to London King's Cross.

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.

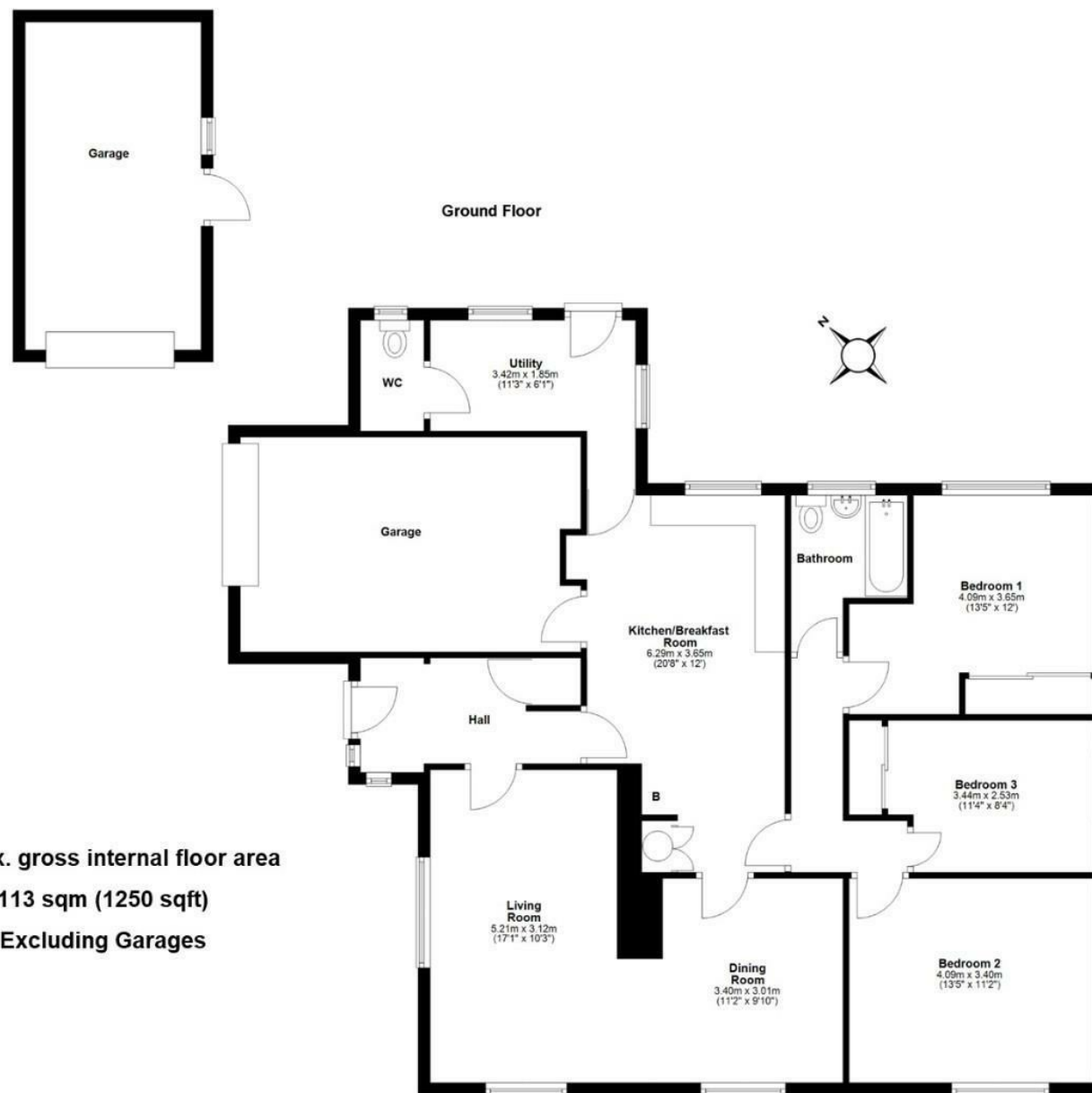
Viewing

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

Agents Note

Possible asbestos containing roof sheets on the new separate garage. The private road leading to the driveway is initially shared with the neighbouring property.





Approx. gross internal floor area
113 sqm (1250 sqft)
Excluding Garages

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

73

53

