

37 Station Road West, Whittlesford, Cambridge, CB22 4NL

Guide Price £950,000 Freehold

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AN INDIVIDUAL DETACHED FAMILY RESIDENCE EXTENDING TO 2452 SQFT, BEAUTIFULLY PRESENTED THROUGHOUT, SET WITHIN MATURE AND PRIVATE GARDENS AND GROUNDS OF 0.17 ACRES WITH AMPLE PARKING, DOUBLE GARAGE AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 5 bedroom detached family home
- 2 bathrooms, 2 reception rooms plus a study
- 0.17 acre plot
- Ample parking and double garage
- Council tax band-G
- Large open plan kitchen/dining/family room
- 2452 sqft/227 sqm
- Gas fired central heating to radiators
- EPC-C/70

This fabulous, individual detached house occupies a fine non-estate position, set back and screened from the road while just a moments walk from the main line train station. The property boasts beautifully presented and spacious accommodation extending to approximately 2500 sqft, set within mature and private gardens and grounds.

The accommodation comprises a generous and welcoming reception hall with ceramic tile flooring, stairs to first floor accommodation, storage cupboard under and a cloakroom/WC just off. There are two large reception rooms and these include a bay windowed dining room and a sitting room with feature open fireplace and French doors to the garden, plus there is a good sized study with fitted work station and book shelving. The kitchen/breakfast/family room is the heart of this beautiful home and a capacious space fitted with attractive cabinetry, granite working surfaces with matching central island, inset ceramic one and a half sink unit with mixer tap and drainer and a range of integrated appliances. These include; a four ring induction hob, oven plus a combination oven, full fridge and a dishwasher. Adjacent is a handy utility room with matching cabinetry, fitted working surfaced with inset single sink unit with mixer tap and drainer and space for a washing machine and tumble dryer.

Upstairs, there is a generous galleried landing with an inner landing that boasts an airing cupboard and roof space access. There are five bedrooms, four of which are large double bedrooms, all with fitted wardrobe cupboards. There is a luxury family bathroom with both bath tub and walk-in shower and a luxury en suite to the master bedroom.

Outside, there is an expansive block paved driveway accommodating several vehicles and leading to a double garage with two electric up and over doors, power and light connected and housing a wall mounted gas fired central heating boiler. Gated access leads to the rear garden which is predominately laid to lawn, with well stocked flower and shrub borders and beds, a generous paved patio area, ideal for alfresco dining, a summer house, two sheds and all is enclosed by fencing and 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-G

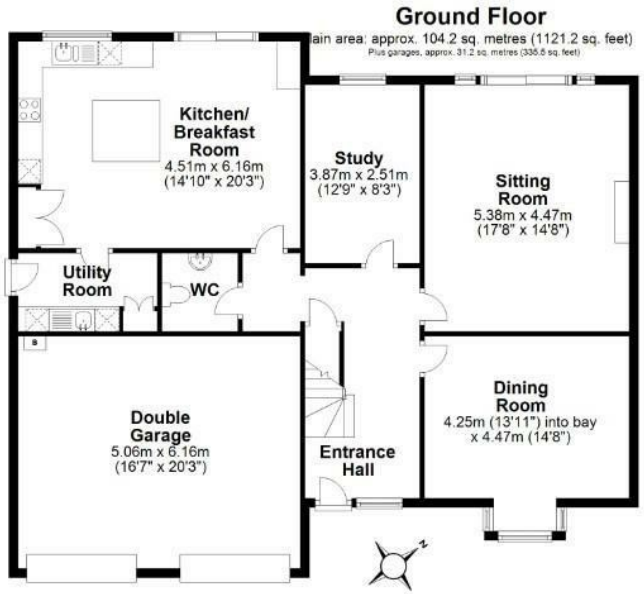
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

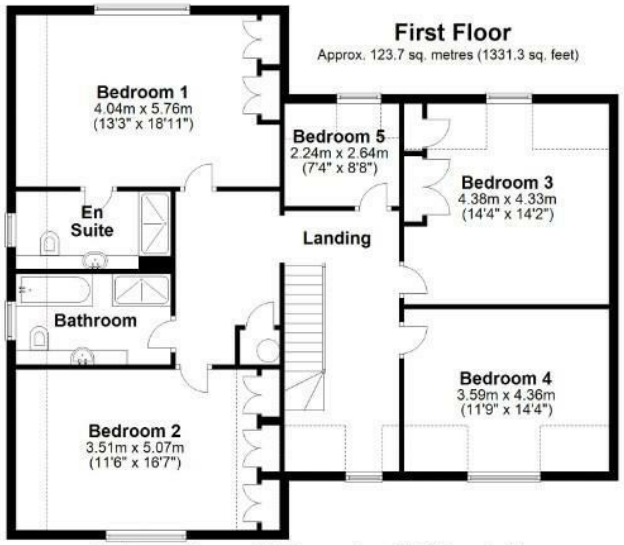
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





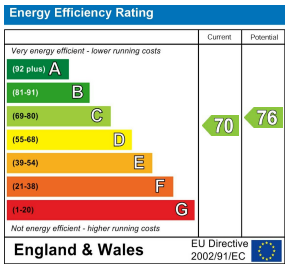






Main area: Approx. 227.9 sq. metres (2452.6 sq. feet)
Plus garages, approx. 31.2 sq. metres (335.5 sq. feet)

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.















